



154 Barleyfields Londonderry, BT48 8TQ



Homepage Estate Agents are delighted to welcome this very well presented 4 bedroom detached family home in the ever popular Barleyfields Development, Culmore Road.

Constructed in 2020, the property has a spacious living accommodation to include kitchen / dining area, living room, four well proportioned bedrooms with master en-suite, downstairs WC and a family bathroom.

This property benefits from a large private rear garden enclosed with fencing, decorative hedgerows and boundary walls with a feature seating area on raised decking.

Offering excellent living accommodation and exceptional condition internally, this beautiful home will appeal to an abundance of families and first time buyers alike.



- 4 BEDROOM DETACHED
- MASTER ENSUITE
- LARGE FAMILY HOME
- DOWNSTAIRS WC
- OPEN PLAN KITCHEN / DINING / FAMILY
- GAS CENTRAL HEATING
- EXTENDED OFF STREET PARKING
- LARGE PRIVATE REAR GARDEN
- SOUGHT AFTER LOCATION

Offers around £315,000

Viewing

Please contact our Homepage NI Office on 08000465102

if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Northern Ireland		EU Directive 2002/91/EC 



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