



19 Willow Way Derry, BT48 0TA



FORMER SHOWHOME FOR SALE INCLUDING ALL FIXTURES / FITTINGS & FURNITURE

Homepage Estate Agents are delighted to offer this exceptional 4 bedroom detached home, within the much sought after Willow Way Development just off the Buncrana Road, Derry.

Experience the pinnacle of contemporary living in this four-bedroom show home at Willow Way. Crafted by Braidwater Limited, this remarkable property is a fully furnished new home and includes all fixtures and fittings, making it perfect for immediate move-in.



With high quality designer specification, this home provides unmatched comfort and style.

Asking price £350,000

Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

- **** ALL FIXINGS / FURNITURE INCLUDED ****
- **FORMER SHOW HOUSE**
- **4 BEDROOM FAMILY HOME**
- **3 BATHROOMS**
- **LUXURIOUS UPGRADES INCLUDED**
- **EXCELLENT STORAGE**
- **HIGH ENERGY RATING**
- **MAINS GAS HEATING**
- **SOUGHT AFTER LOCATION**

| 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  |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.