



40 St. Francis Terrace, Pennyburn, Derry, BT48 7QS

Asking Price £189,950

- 3 Bedroom semi-detached Home in a private cul-de-sac
- Totally refurbished throughout
- Upgraded kitchen
- Lovely well-appointed home
- Prime location
- Newly refurbished bathroom and downstairs WC
- New oil boiler

40 St. Francis Terrace, Derry BT48 7QS

Welcome to 40 St. Francis Terrace, Pennyburn, Derry - a charming semi-detached house nestled in a prime location. This delightful property boasts two bright and spacious reception rooms, perfect for entertaining guests or simply unwinding after a long day. With three double bedrooms (all with fitted/built-in wardrobes), there's ample space for the whole family to relax and recharge.

This solidly-built home exudes character and warmth, offering a unique blend of modern comfort and traditional charm. The property has been tastefully refurbished throughout including a modern and newly renovated bathroom and downstairs guest WC plus upgraded kitchen, ensuring convenience and functionality for your daily needs.

A large private driveway provides parking for up to three vehicles, along with a substantial double garage (fitted with a small utility area) and offering potential for expansion to the house itself (if so desired). The front and back gardens are well maintained and the back garden, in particular, provides a tranquil, sunny and very private outdoor retreat, ideal for enjoying a morning coffee or hosting summer barbecues with loved ones.

Situated in a popular and sought-after location, this property offers the best of both worlds - a peaceful neighbourhood setting with easy access to local schools, amenities and transport links. Don't miss this opportunity to make this house your home. Book a viewing today and experience the appeal of 40, St. Francis Terrace for yourself.



Council Tax Band: Northern Ireland



ENTRY & HALLWAY

Beautiful sunroom entry with tiled flooring and PVC front door leading into the hallway which has been freshly renovated with new laminate flooring providing a fresh, bright and welcoming entrance.

RECEPTION ROOM 1

11'9" x 11'9"

Bright, spacious reception room adjoining the kitchen, freshly painted with brand new laminate flooring.

RECEPTION ROOM 2

11'9" x 11'9"

Brand new laminate flooring and freshly painted; there is a fireplace with tastefully painted wooden surround, tiled hearth and matching mirror situated above.

GUEST WC (DOWNSTAIRS)

Recently installed LFWC, pedestal washbasin, recessed lighting, high quality non-slip flooring and skirting, and large under-stair recessed storage cupboard (currently containing a freezer).

KITCHEN

9'2" x 7'2"

High and low level painted kitchen cabinets, new linoleum flooring with electric hob, oven and grill with extractor above plus an under-counter fridge and stainless steel sink and drainer; the kitchen is topped off with a luxurious tongue and groove ceiling and fully tiled walls.

OUTDOOR AREA

Enclosed and private paved patio and garden leading off the kitchen with a side door opening onto the tarmac drive, and including a newly re-roofed boiler house/storage shed and outdoor tap.

GARAGE

11'9" x 28'2"

New roller door and newly re-roofed, wired for light and power with generous shelving plus a utility area containing stainless steel sink and drainer and washing machine, with space for other appliances if so required.

STAIRS & LANDING

Brand new carpet throughout with access to shelved hot press storage and large (floored) attic.

BATHROOM

Newly refurbished. Electric shower, walk-in design,

tongue and groove ceiling, new linoleum flooring, large chrome towel rail/radiator, LFWC, pedestal wash hand basin and mirror with integrated electric lighting.

BEDROOM 1

9'10" x 11'9"

A bright and spacious double bedroom with fitted bespoke wardrobes and brand new carpet.

BEDROOM 2

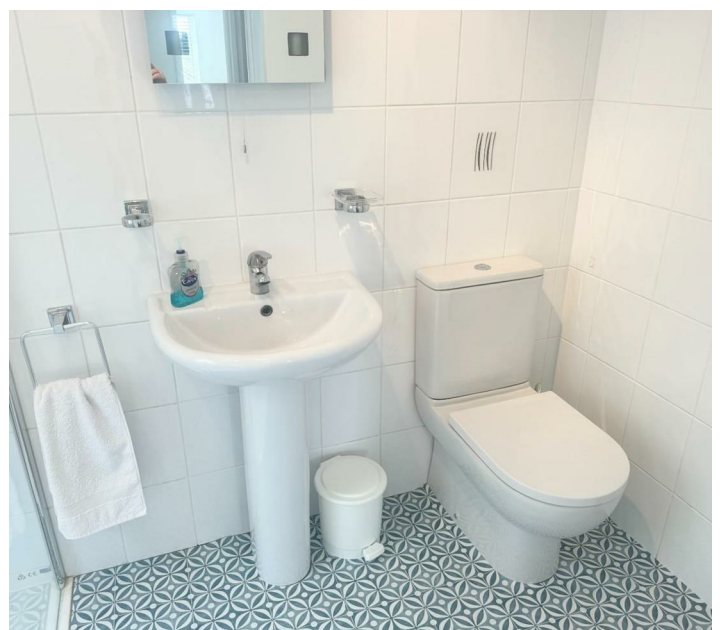
9'2" x 8'6"

Double bedroom with brand new carpet throughout and attractive fitted wardrobes/furniture.

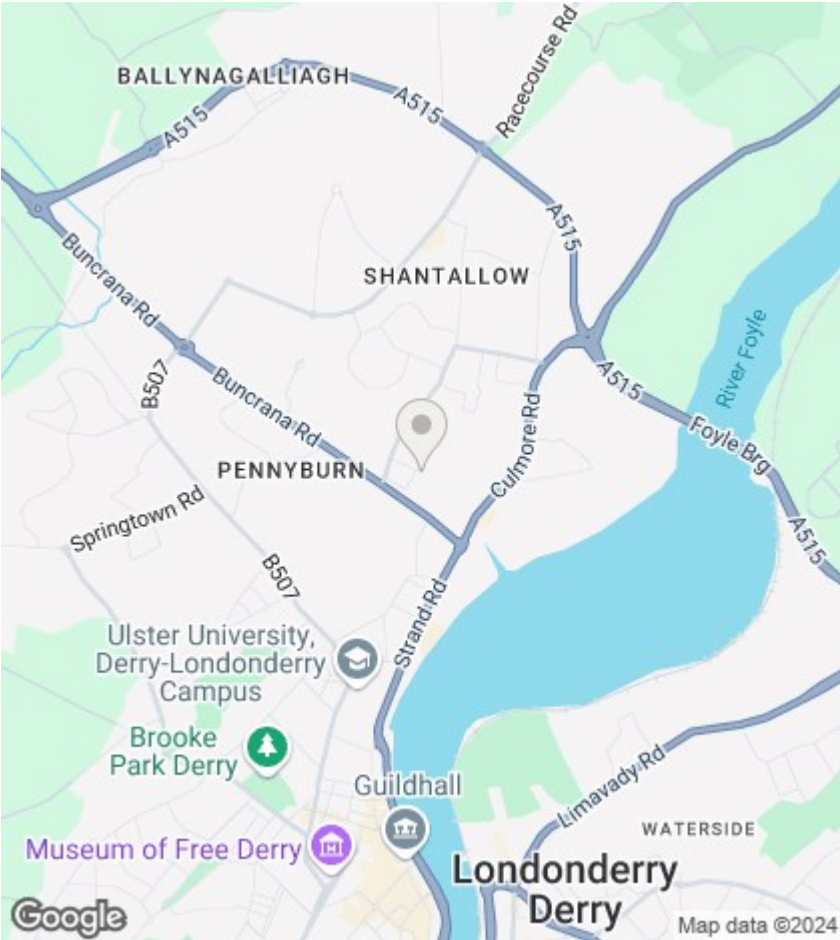
BEDROOM 3

8'2" x 8'2"

Smaller double room with brand new carpet and built-in wardrobe.







Directions

Viewings

Viewings by arrangement only. Call 02871262366 to make an appointment.

EPC Rating:

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