



17 Moncrief Court Derry / Londonderry, BT47 3GH



A lovely gated neighbourhood off of Main Street in Eglinton is home to this contemporary detached three-bedroom house. The community hub, charming village cafés, grocery, and other necessities are all conveniently located within a short walking distance.

This house, which was built in a more recent era, features three bedrooms with a main ensuite, a large kitchen/dining area, a lounge and modern family bathroom. It also offers modern, well-proportioned housing.

In addition to a good-sized lawned backyard, the property features paved parking in front.

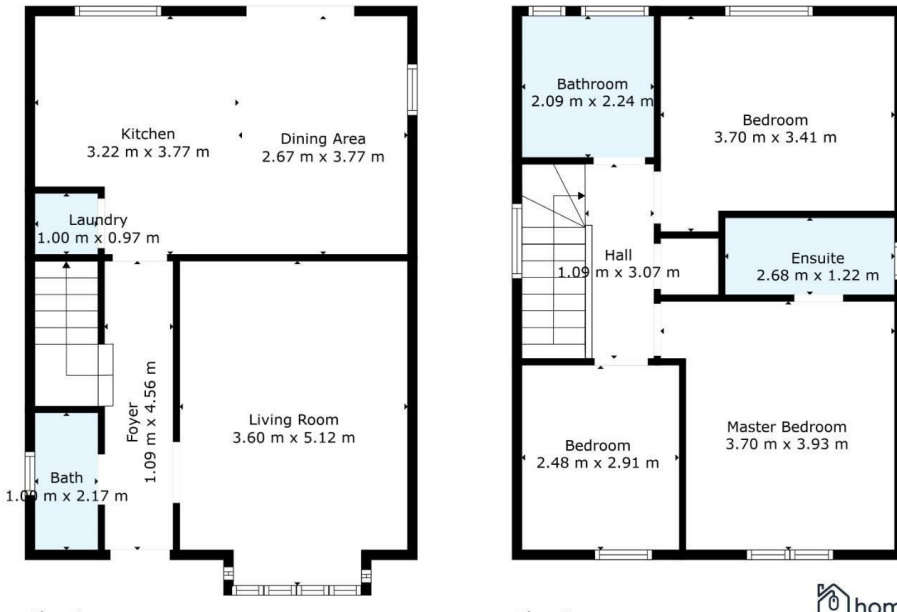
Ideally situated just 1.5 miles from the City of Derry airport offering great commuter access to the A2 between Derry and Limavady / Coleraine.

- 3 BEDROOM DETACHED
- LARGE FAMILY HOME
- PRIVATE GATED COMMUNITY
- CONTEMPORARY FINISHES THROUGHOUT
- OFF STREET PARKING
- PRIVATE REAR GARDEN
- SOUGHT AFTER LOCATION

Offers over £244,950

17 Moncrief Court

EGLINTON



Floor 1

Floor 2

This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC	



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