



## 71 Lower Ballyartan Road, Killaloo, L'Derry, BT47 3SY

**Offers Over £675,000**

- Stunning Barn Conversion
- 2 Bathrooms
- Set in 2.5 acres of trees and lawn
- Solid wood double glazing
- House of the year Finalist 2011
- 2 Receptions
- Frontage to River Faughan with fishing rights
- 4 Double bedrooms
- Man Cave and BBQ Area
- Oil Fired central heating

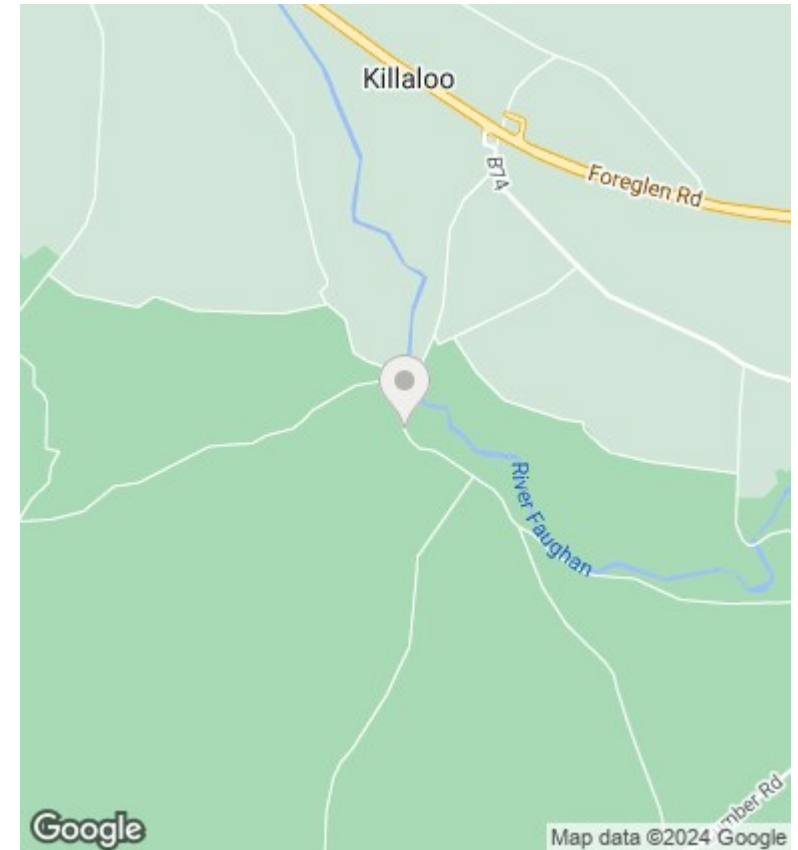
## Directions

## Viewings

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

## Council Tax Band

## EPC Rating:



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