



## 12 Gulf Road Londonderry, BT47 3TW



Homepage Estate Agents are delighted to present this excellent 5 bedroom detached property sitting on a mature site extending to approx 0.9 acres, with landscaped gardens laid out in lawns, plants, shrubs and enclosed privately with mature hedgerows.

Extending to circa 3,000 sq ft, the accommodation comprises a large reception hall, lounge with open fireplace, dining room, family room, conservatory, country style kitchen with dining area, utility room with WC and hand basin.

This property boasts 5 large bedrooms with built-in storage, a master en-suite and a family bathroom.

Accessed via a private driveway with parking to the front, side and rear, this property further benefits from a detached double garage with secure roller doors, and side carport.

Ideally situated just off the main A6 arterial route, it offers excellent commuter access to both Derry & Belfast, only 1.5 miles from Claudy and 7 miles from Derry City.

**Offers over £425,000**

### Viewing

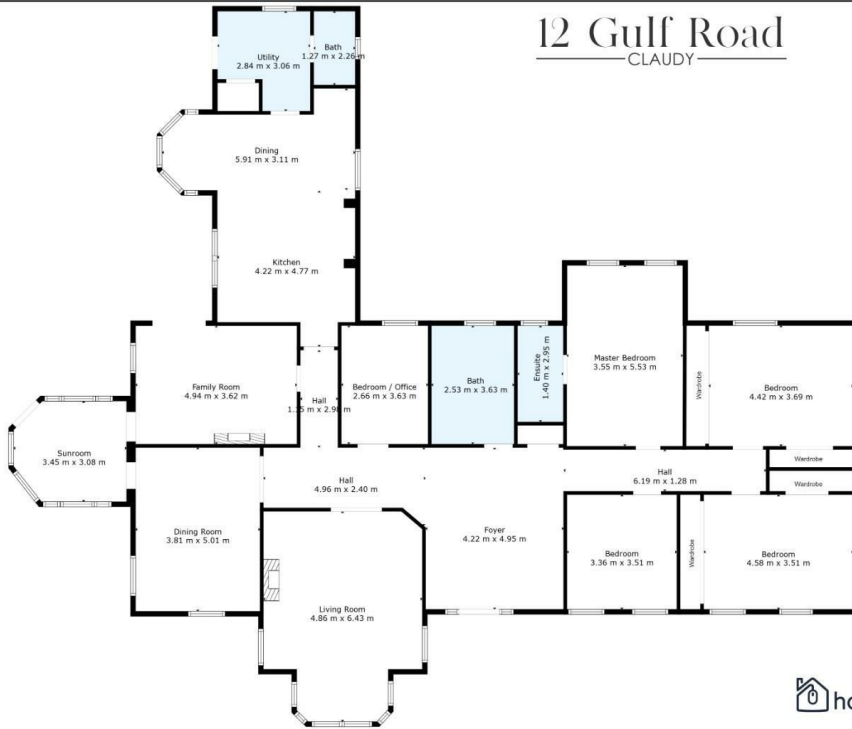
Please contact our Homepage NI Office on 08000465102

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

- 5 BEDROOM BUNGALOW
- LARGE FAMILY HOME
- 3 BATHROOMS
- 3 RECEPTION ROOMS
- BEAM VACUUM SYSTEM
- UNDERFLOOR HEATING
- DETACHED GARAGE WITH CARPORT
- CIRCA 0.9 ACRE SITE
- PRIVATE DRIVEWAY
- SOUGHT AFTER LOCATION

# 12 Gulf Road

CLAUDY



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) <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>                             |         |           |
| Not energy efficient - higher running costs |         |           |

## Northern Ireland

EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (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>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

## Northern Ireland

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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.

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