



## 120 Rockfield Londonderry, BT48 8AX



Homepage Estate Agents are delighted to present this very impressive family home nestled in a quiet cul-de-sac in the very much sought after Rockfield Area.

This family home has been tastefully decorated throughout and consists of a large living room, kitchen / snug area with three bedrooms and master bathroom on the first floor.

Externally this property benefits from off street parking and a private enclosed rear garden.

Offering excellent living accommodation this property is sure to appeal to a wide range of buyers.

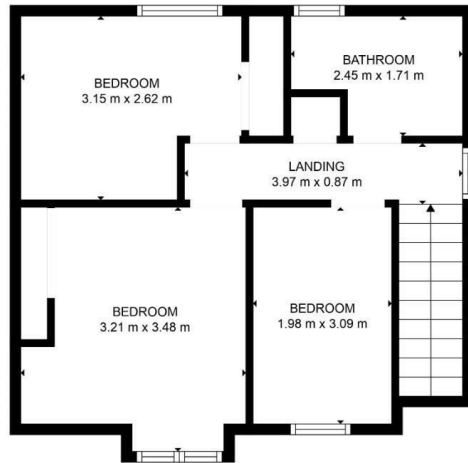
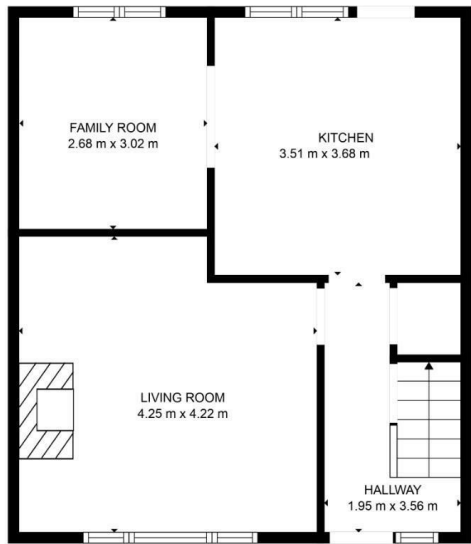
### No Price

#### Viewing

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

- 3 BEDROOM FAMILY HOME
- SEMI DETACHED
- TASTEFULLY DECORATED THROUGHOUT
- 2 RECEPTION ROOMS
- OFCH
- PRIVATE REAR GARDEN
- OFF STREET PARKING
- QUIET CUL-DE-SAC
- SOUGHT AFTER LOCATION

# 120 Rockfield



FLOOR 1

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.

FLOOR 2



## 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** EU Directive 2002/91/EC



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