



## 9 Brookmount Londonderry, BT47 5AD



Homepage Estate Agents are delighted to offer this stunning 4 bedroom semi detached family home in the popular Brookmount Park.

This beautifully presented three storey townhouse has a distinct Victorian style and is set in this tree lined private setting just off Daly's Brae.

This property has a spacious living accommodation and comprises of the main living room, downstairs bedroom, utility and W.C. to the ground floor. Family room & open plan kitchen / dining to the first floor and three well-proportioned bedrooms with master ensuite and family bathroom to the second floor.

Externally this property has a paved area on the ground floor with paved patio area and garden accessed from patio doors on the first floor.

Ideally situated close to Altnagelvin Area Hospital, Crescent Link with easy access to the city and main commuter links to Belfast.

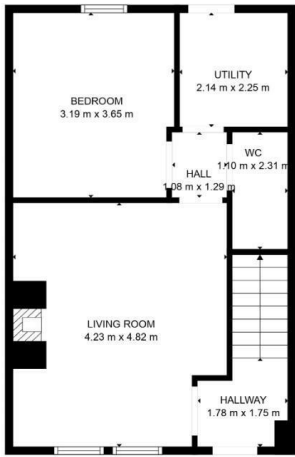
Offering excellent living accommodation and some exceptional internal features, this beautiful home will appeal to an abundance of families and first time buyers alike.

- 4 BEDROOM FAMILY HOME
- SEMI DETACHED
- 3 BATHROOMS
- 2 RECEPTION ROOMS
- FEATURE WOOD BURNING STOVE
- EXCEPTIONAL INTERNAL FINISHES
- OFF STREET PARKING
- HIGH ENERGY RATING
- SOUGHT AFTER LOCATION

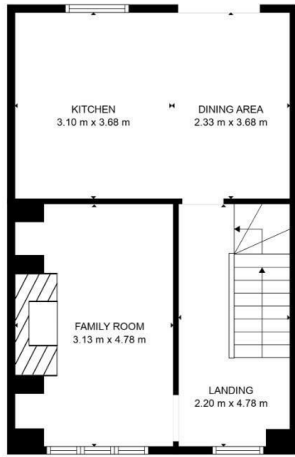
**Asking price £220,000**

# 9 Brookmount

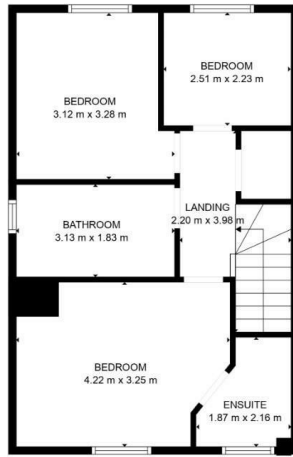
DALYS BRAE



FLOOR 1



FLOOR 2



FLOOR 3



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		

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