



## 9 Castlefin Road Strabane, BT81 7BT



Homepage Estate Agents are delighted to offer for sale a residential investment opportunity comprising of 4 modern apartments on Castlefin Rd, Castlederg

All apartments comprise of 2 large bedrooms, open plan kitchen / living, main bathroom, double glazing throughout and new gas boilers fitted within the last 6 months.

Constructed in 2007 this apartment block benefits from large private parking to the rear and communal bin stores.

All with sitting tenants. With a potential rental income of £28,500 per annum this is an excellent residential investment opportunity.



- PRIME INVESTMENT OPPORTUNITY
- 4 MODERN APARTMENTS
- SITTING TENANTS
- 2 BEDROOM APARTMENTS
- NEW GAS BOILERS RECENTLY FITTED
- LARGE PRIVATE PARKING TO REAR

**Asking price £294,950**

### Viewing

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



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		
<b>Northern Ireland</b>		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>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.