



## 62 Elmvale, Culmore, Derry,

**Asking Price £375,000**

- 4 Bedroom Detached Family Home
- New sanitary ware
- Large south facing garden
- Totally refurbished ready for sale
- PVC Throughout
- Secure parking area
- Kitchen repainted
- Oil fire central heating
- Space for garage

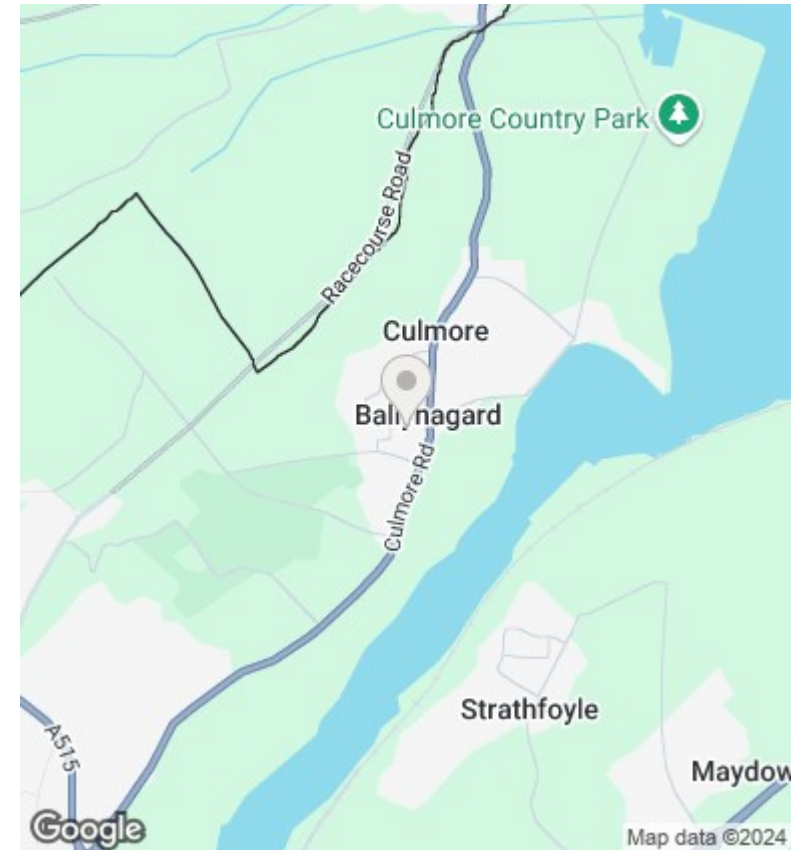
## Directions

## 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>England &amp; Wales</b>	EU Directive 2002/91/EC	