



38 Caw Hill Park Londonderry, BT47 6LU



Homepage Estate Agents are delighted to offer this beautiful 3 bedroom detached bungalow in one of the city's most sought after residential locations.

Caw Hill Park, just off the Limavady Road is conveniently located within short distance to Crescent Link Retail Park, Altnagelvin Hospital, local schools, bus routes and main routes to and from the City.

This property is set on a large private site at the end of a cul-de-sac with spacious parking to front, side and rear.

This beautiful residence is maintained to a high standard throughout, benefiting from recent modernisation and internal works.

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

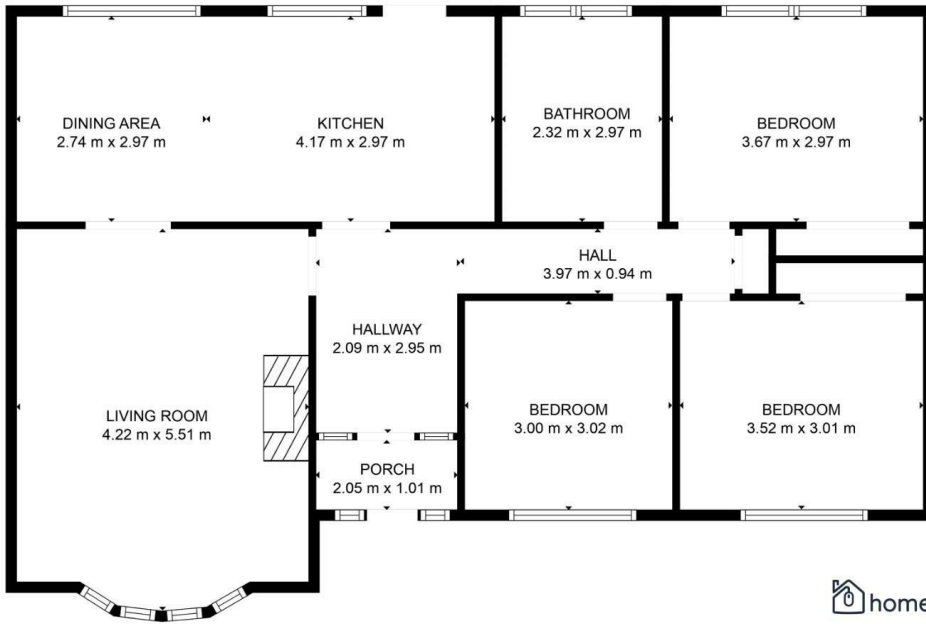
Offers over £275,000

Viewing

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

- 3 BEDROOM BUNGALOW
- DETACHED FAMILY HOME
- LARGE PRIVATE SITE
- RECENT REFURBISHMENTS
- OPEN PLAN KITCHEN / DINING
- OIL FIRED CENTRAL HEATING
- GARAGE
- PRIVATE ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION

38 Caw Hill Park



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Northern Ireland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

Northern Ireland EU Directive 2002/91/EC



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.

Homepage Estate Agents
 Tel: 08000465102 | Email: info@clickhomepage.online
 www.clickhomepage.online

