



## 54 Briar Hill Londonderry, BT47 3DE



Homepage are delighted to present this four bedroom detached family home, conveniently located in the sought after Briar Hill, Greysteel.

This beautiful detached property is presented in a high standard throughout with a spacious entrance hall, lounge, kitchen/dining area, utility room and WC on the ground floor with ample storage, four well-proportioned bedrooms and large family bathroom on the first floor.

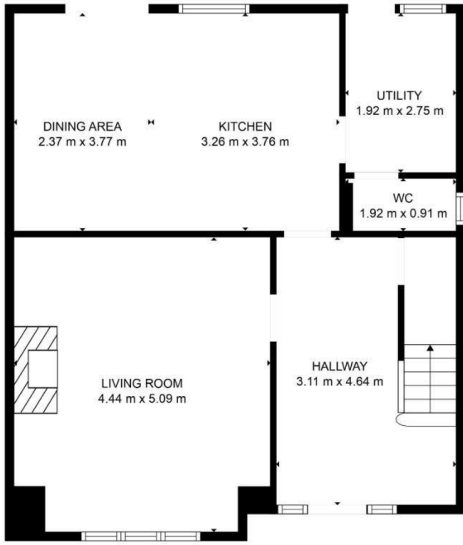
Positioned on a generous plot, this property further benefits from solar panels and a large driveway to the side, detached garage (with recently refurbished studio) and a private rear garden with stunning views across the Foyle and beyond.

Offering excellent living accommodation and exceptional condition internally, this beautiful family home will appeal to a wide range of buyers.

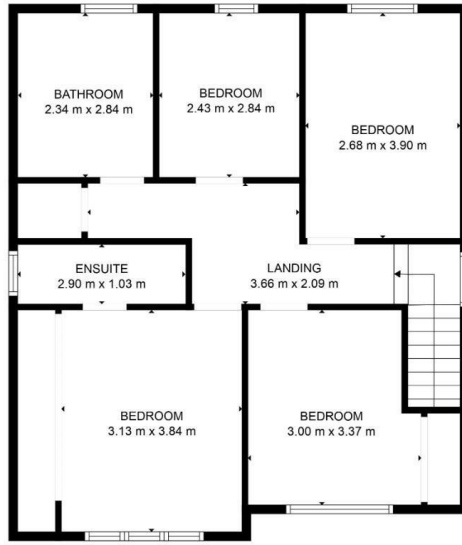
- LARGE DETACHED FAMILY HOME
- 4 LARGE BEDROOMS
- 3 BATHROOMS
- EXCELLENT CONDITION THROUGHOUT
- LARGE RECEPTION ROOM
- OPEN FIRE
- DETACHED GARAGE WITH STUDIO
- SOUGHT AFTER LOCATION

**Offers over £220,000**

# 51 Briar Hill GREYSTEEL



FLOOR 1



FLOOR 2

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 |         |           |

## 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.

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