



## 16 Summer Meadow Mews Derry / Londonderry, BT47 6SG



An excellent first time buyer or investment property located in the popular Summer Meadows Mews development, just off Crescent Link.

This 2 bedroom semi-detached property has been very well maintained and presented throughout. With large living and kitchen accommodation, downstairs W.C., 2 well proportioned bedrooms, ample storage and large family bathroom, this property will appeal to a wide range of purchasers.

This recently refurbished home offers excellent living accommodation and outdoor space, and is sure to appeal to a wide range of first time buyers or investors alike.

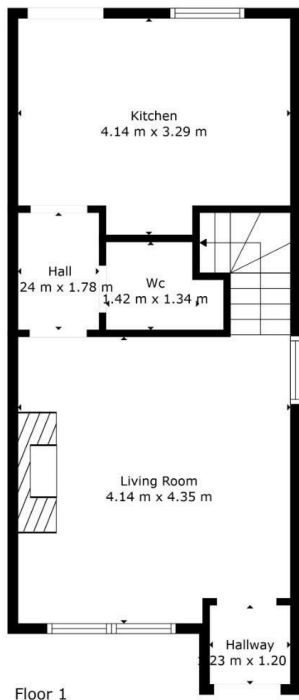
**Asking price £144,950**

### Viewing

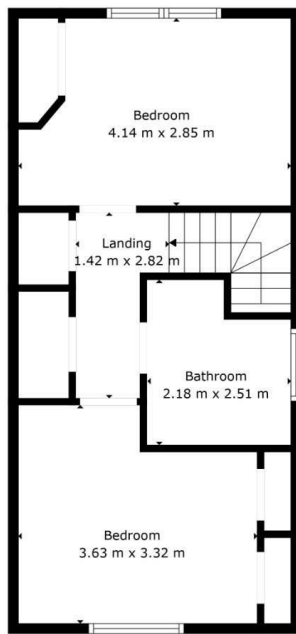
Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

- SEMI DETACHED
- 2 LARGE BEDROOMS
- BUILT IN STORAGE
- WELL PRESENTED INTERNALLY
- RECENT MODERNISATION
- DOWNSTAIRS W.C.
- OIL FIRED CENTRAL HEATING
- PRIVATE REAR GARDEN
- OFF STREET PARKING
- SOUGHT AFTER LOCATION

# 16 Summer Meadows



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 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.