



## 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 No Price**

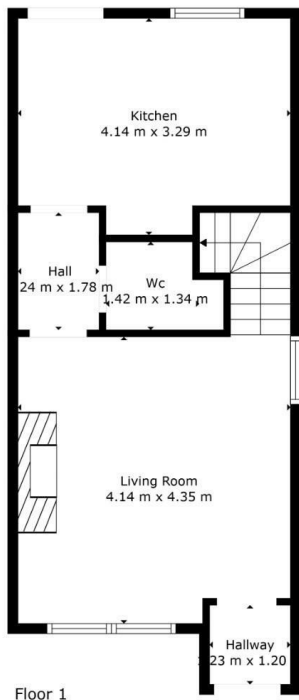
### Viewing

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

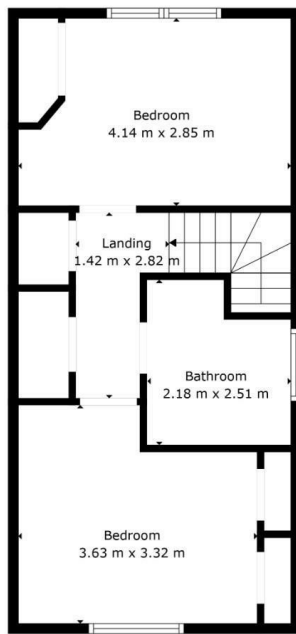
- SEMI DETACHED
- 2 LARGE BEDROOMS
- BUILT IN STORAGE
- WELL PRESENTED INTERNALLY
- RECENT MODERNISATION
- DOWNSTAIRS W.C.
- OIL FIRED CENTRAL HEATING
- PRIVATE REAR GARDEN
- OFF STREET PARKING
- SOUGHT AFTER LOCATION



# 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

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



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