



The Beech Gortnessy Meadows Derry / Londonderry, BT47 3FW



Just minutes from the historic City of Derry, Gortnessy Meadows occupies a magnificent semi-rural setting giving the convenience of city living but in a majestic rural setting.

Quality workmanship and superb specification are combined to ensure Gortnessy Meadows is a development that will create a lasting impression with all potential purchasers.

The extensive variety of properties on offer make this development the ideal location for first time buyers, growing families and seniors alike. These very competitively priced properties will be finished to a high, contemporary, full turn key specification. Properties will be of a highly efficient timber frame construction with a stone, brick and smooth render exterior finish creating a contrasting and appealing finish to the development.

AVAILABLE SITES :

SOLD OUT

No Price

Viewing

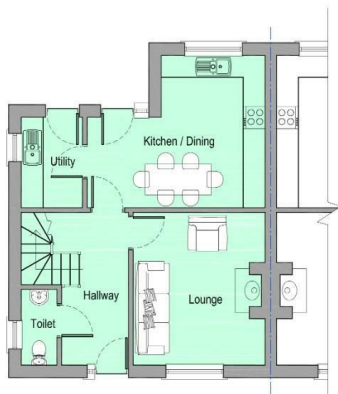
Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

- BEAUTIFUL NEW BUILD DEVELOPMENT
- WIDE RANGE OF AFFORDABLE PROPERTY TYPES
- FULL TURNKEY FINISH
- OIL FIRED CENTRAL HEATING
- WOOD BURNING STOVE

House Type C

3 Bed, 2 Storey, Semi-Detached : 1,100 Sq Ft

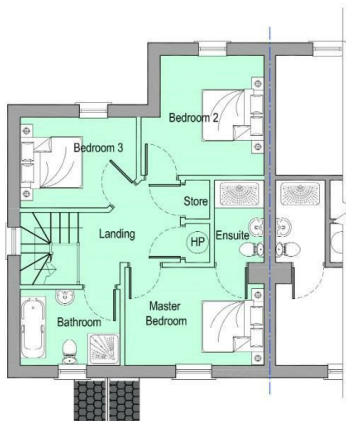
'The Beech'



Ground Floor Plan

Dimensions

Hallway	5' 9" x 13' 6"
Lounge	11' 8" x 13' 6"
Kitchen / Dining	15' 9" x 13' 6"
Utility	5' 4" x 8' 1"
Toilet	3' 1" x 6' 5"



First Floor Plan

Dimensions

Master Bedroom 1	12' 4" x 8' 7"
Ensuite	4' 4" x 7' 3"
Bedroom 2	10' 8" x 10' 4"
Bedroom 3	10' 4" x 8' 1"
Bathroom	8' 8" x 6' 5"

Energy Efficiency Rating

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

Northern Ireland

EU Directive 2002/91/EC

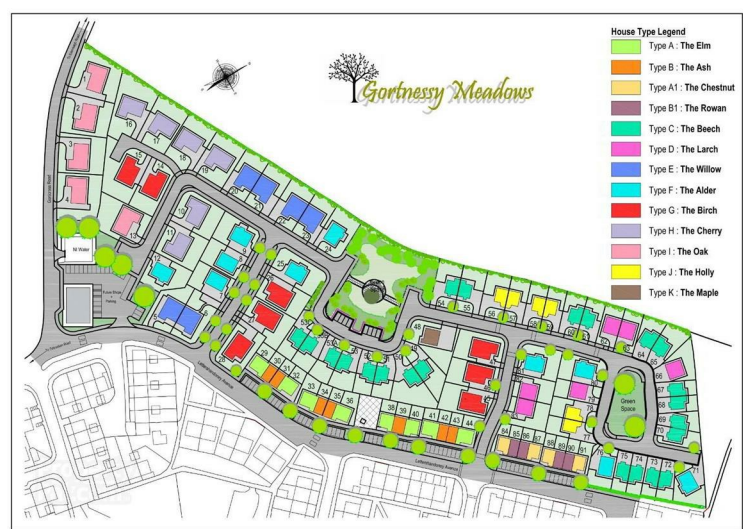
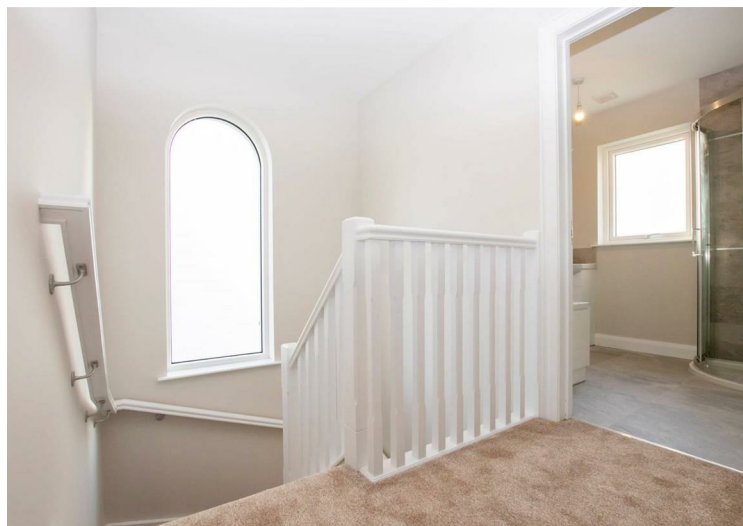


Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Northern Ireland

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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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