



## The Carnation The Hillocks Derry / Londonderry, BT47 3FS



The Hillocks, Church Brae is a stunning collection of modern detached and semi-detached homes.

This beautiful 2 storey home has enclosed rear garden and spacious living accommodation, with a stunning turn key choice of kitchen & finishes.

Perfectly finished 4 Bedroom turnkey homes, suitable for first time buyers, young professionals and families.

- 4 BEDROOMS
- DETACHED
- FEATURE SUN ROOM
- TURN KEY SPECIFICATION
- OFF STREET PARKING
- ENCLOSED REAR GARDENS
- 1,450 SQ FT
- SOUGHT AFTER LOCATION

**No Price**

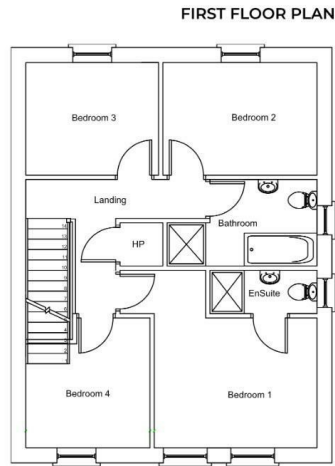
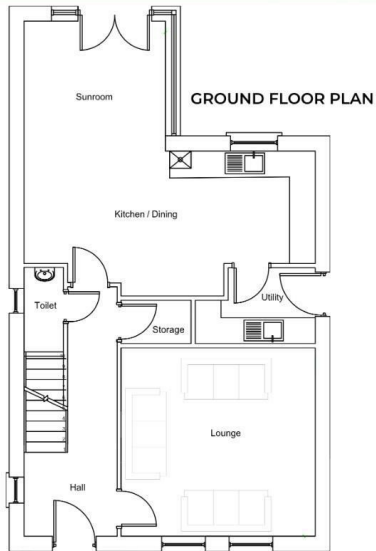
### Viewing

Please contact our Homepage NI Office on 08000465102

if you wish to arrange a viewing appointment for this property or require further information.



## The Foxglove at The Hillocks



Lounge - 14' 9" x 10' 9"  
 Kitchen / Dining - 17' 8" x 10' 4"  
 Sun Room - 9' 10" x 9' 6"

Bedroom 1 - 10' 0" x 10' 1"  
 Bedroom 2 - 8' 11" x 9' 6"  
 Bedroom 3 - 9' 10" x 7' 11"  
 Bedroom 4 - 9' 10" x 7' 4"

**TOTAL FLOOR AREA - 1,250 sq ft**

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**

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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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