



## The Aster 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.

**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.

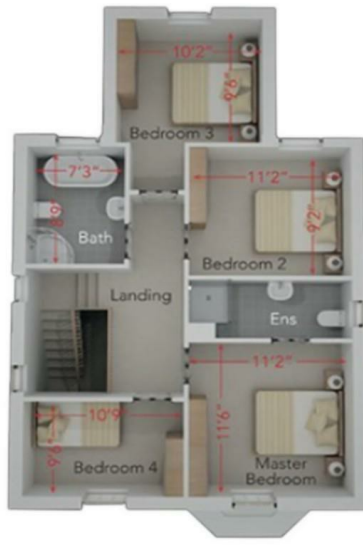
- 4 BEDROOMS
- DETACHED
- OPEN PLAN LIVING
- TURN KEY SPECIFICATION
- OFF STREET PARKING
- ENCLOSED REAR GARDENS
- 1,375 SQ FT
- SOUGHT AFTER LOCATION
- SITE 26 - AVAILABLE



## The Aster at The Hillocks



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TOTAL FLOOR AREA - 1,375 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>		
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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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