



THIS IMAGE IS FOR ILLUSTRATIVE PURPOSES

## House Type A Roslea Park Derry / Londonderry,



Roslea Park is an exciting new development of 6 modern new homes, conveniently located just off the Coshquin Road.

This exclusive development of detached and semi-detached properties are thoughtfully designed, beautifully built and will provide elegant, spacious and highly energy efficient family homes.

A choice of contemporary homes with landscaped gardens, tarmac driveways, paved patio areas, and full designer turnkey finishes all with spacious living accommodation.

Located just 5 minutes from Derry city centre, Roslea Park offers the perfect blend of urban convenience and privacy. Ideally situated close to major commuter routes, including the A2 Buncrana Road and the dual carriageway to the Foyle Bridge, it provides seamless access to Belfast and beyond, making it an exceptional choice for buyers seeking high end finishes, exceptional build quality, and a prime location.

Perfectly suited to family life, this private development offers a high quality specification with some stunning internal features that is sure to appeal to first time buyers, young professionals and growing families alike.

## No Price

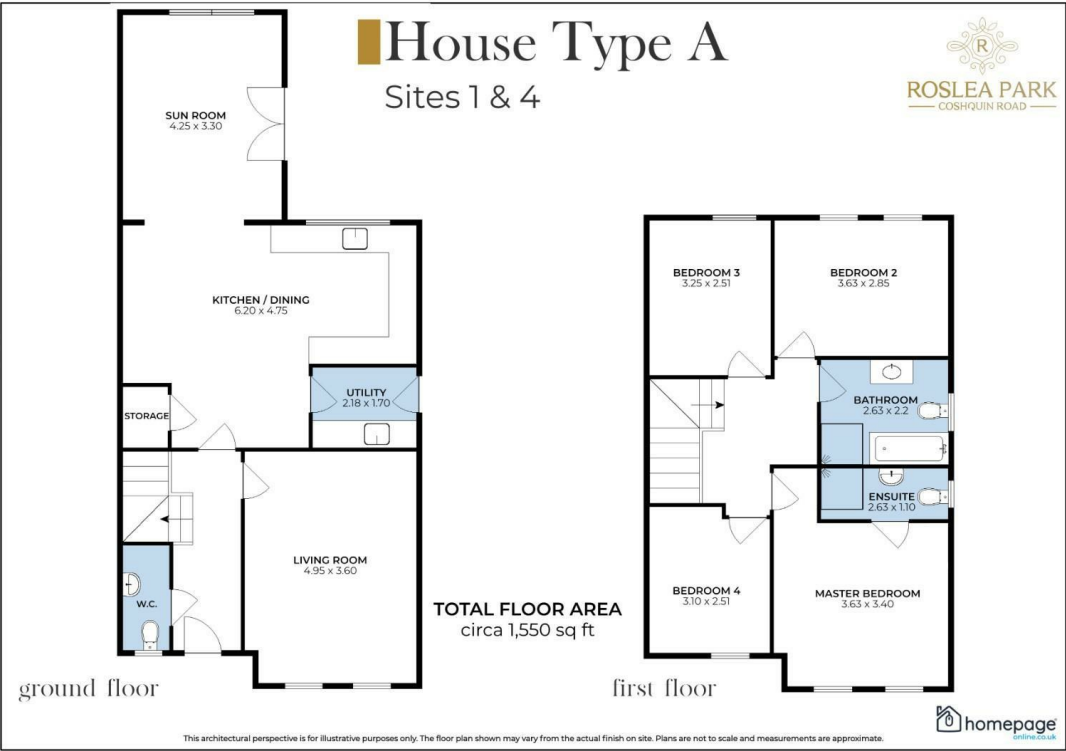
### Viewing

Please contact our Homepage Estate Agents Office on 028 7187 6261

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

- LUXURY PRIVATE NEW DEVELOPMENT
- MODERN FAMILY HOMES
- TRADITIONAL BUILD & HIGH ENERGY EFFICIENCY
- 4 BEDROOM DETACHED
- 3 BATHROOMS
- 2 RECEPTION ROOMS
- CONTEMPORARY TURNKEY FINISHES
- CONVENIENT LOCATION
- DESIGNED FOR MODERN FAMILY LIVING
- SOUGHT AFTER LOCATION





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		
England & Wales		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		
England & Wales		EU Directive 2002/91/EC



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