



25 Kensington Road Derry / Londonderry, BT47 5TY



Homepage Estate Agents are delighted to offer for sale this well presented chalet bungalow situated within the popular residential area of Killfennan, Derry.

Occupying a generous site within a quiet established neighbourhood, this property offers spacious and flexible accommodation that will appeal to first time buyers, downsizers and young families alike

The ground floor comprises a bright living room with open plan dining area, modern fitted kitchen, ground floor bedroom and family bathroom. The layout provides excellent versatility with bedroom accommodation on both levels and a comfortable living space ideal for modern day living.

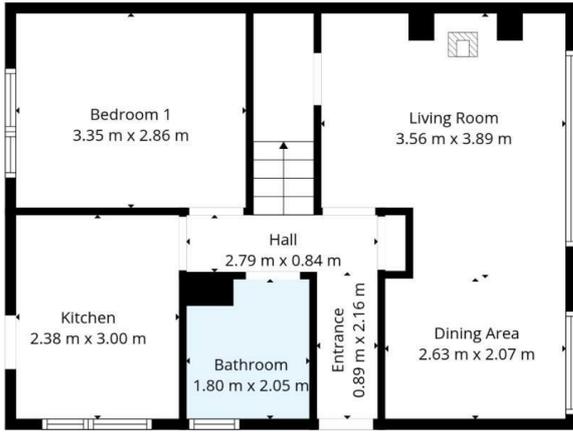
The first floor offers two further bedrooms together with a convenient W.C. off the landing.

Externally the property benefits from a private driveway providing off street parking and an enclosed rear garden. Located within walking distance of local amenities, schools and Crescent Link Retail Park, this property offers an excellent opportunity to acquire a well maintained home in a highly convenient location.

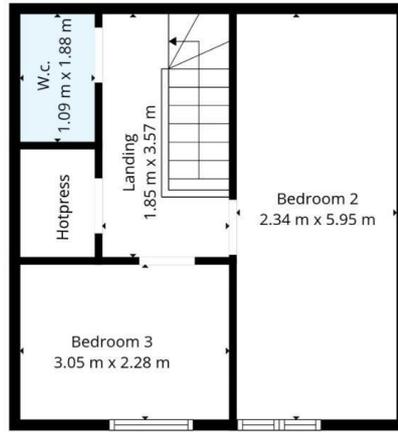
- BEAUTIFUL CHALET BUNGALOW
- 3 BEDROOMS
- BRIGHT LIVING ROOM WITH DINING AREA
- MODERN FITTED KITCHEN
- GROUND FLOOR BEDROOM AND BATHROOM
- FIRST FLOOR W.C.
- PRIVATE DRIVEWAY WITH OFF STREET PARKING
- ENCLOSED REAR GARDEN
- CLOSE TO CRESCENT LINK RETAIL PARK
- SOUGHT AFTER LOCATION

Offers over £169,950

25 Kensington Road



Ground Floor



First Floor



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) 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 EU Directive 2002/91/EC



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.

Homepage Estate Agents
 Tel: 028 7187 6261 | Email: info@homepageonline.co.uk
 www.clickhomepage.online

