



## 117 Kinsale Park Londonderry, BT47 6NL



Homepage Estate Agents are delighted to present this well maintained 3 bedroom mid terrace home situated within the established Kinsale Park development in the Waterside area.

The accommodation comprises a welcoming entrance porch, hall, spacious living room and an open plan kitchen / dining area with access to the rear of the property.

On the first floor there are three well proportioned bedrooms together with a recently upgraded family bathroom. Additional storage is provided throughout the property including under stair storage, hotpress and landing storage.

Externally the property benefits from a fully enclosed rear yard with covered storage areas and storage building.

Conveniently located close to local schools, shops, sports facilities and public transport links, the property is also within easy commuting distance of the City Centre and Altnagelvin Hospital.

Offering excellent living accommodation and outdoor space this property is sure to appeal to a wide range of buyers.

- 3 BEDROOM MID TERRACE HOME
- SPACIOUS LIVING ROOM
- OPEN PLAN KITCHEN / DINING AREA
- RECENTLY UPGRADED BATHROOM
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZED WINDOWS
- ENCLOSED REAR GARDEN
- EXCELLENT STORAGE THROUGHOUT
- CONVENIENT WATERSIDE LOCATION

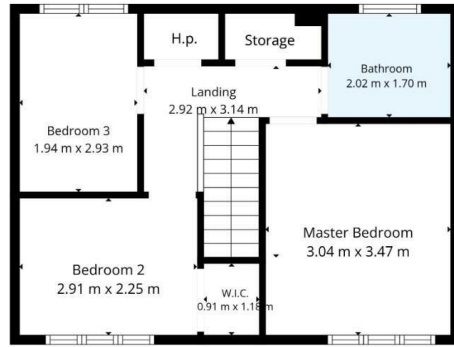
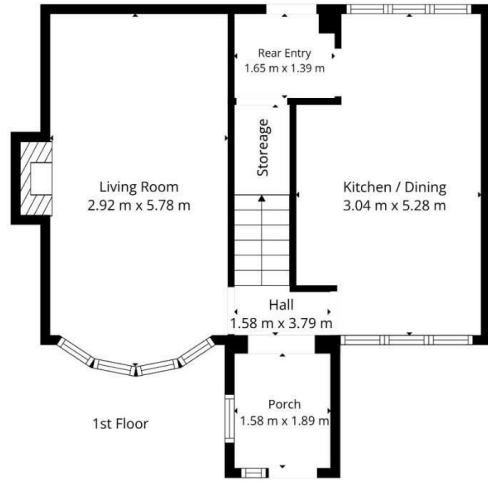
### Offers over £124,950

#### 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.

# Floor Plan



2nd 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

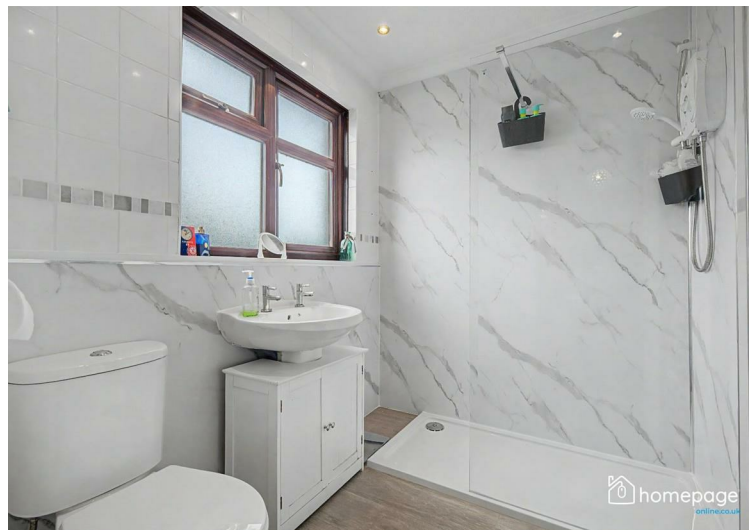
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**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>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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