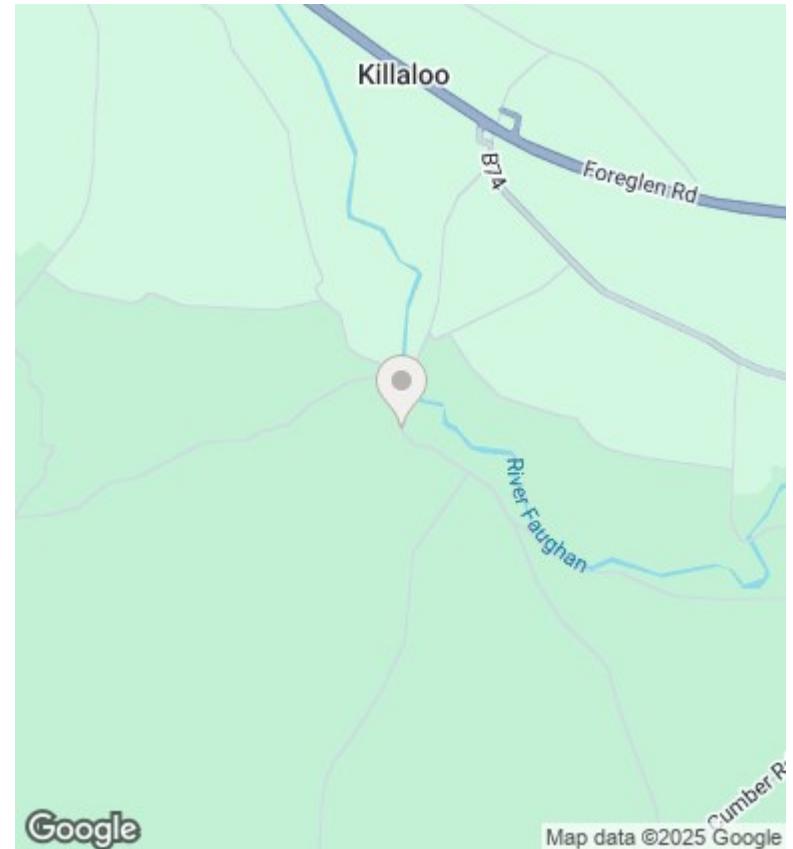




**71 Lower Ballyartan Road, Killaloo, L'Derry, BT47 3SY**

**Offers Over £625,000**

- Stunning Barn Conversion
- 2 Bathrooms
- Set in 2.5 acres of trees and lawn
- Solid wood double glazing
- House of the year Finalist 2011
- 2 Receptions
- Frontage to River Faughan with fishing rights
- 4 Double bedrooms
- Man Cave and BBQ Area
- Oil Fired central heating



## Directions

## Viewings

Viewings by arrangement only. Call 02871262366 to make an appointment.

## Council Tax Band

## EPC Rating:

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		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	