



## 185 Ardmore Road, Ardmore, Derry, BT47 3WF

Asking Price £495,000

- 4 Bedroom Detached house
- Oil fired heating
- 1 acre site
- Large garage , workshop
- Triple glazed
- Small tributary to River Faughan with brown trout.



**Directions**

**Viewings**

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

**Council Tax Band**

**EPC Rating:**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	