



SALE AGREED

The Alder Gortnessy Meadows Derry / Londonderry, BT47 3HY



Just minutes from the historic City of Derry, Gortnessy Meadows occupies a magnificent semi-rural setting giving the convenience of city living but in a majestic rural setting.

Quality workmanship and superb specification are combined to ensure Gortnessy Meadows is a development that will create a lasting impression with all potential purchasers.

The extensive variety of properties on offer make this development the ideal location for first time buyers, growing families and seniors alike. These very competitively priced properties will be finished to a high, contemporary, full turn key specification. Properties will be of a highly efficient timber frame construction with a stone, brick and smooth render exterior finish creating a contrasting and appealing finish to the development.

Available on Sites :
12

- BEAUTIFUL NEW BUILD DEVELOPMENT
- WIDE RANGE OF AFFORDABLE PROPERTY TYPES
- FULL TURNKEY FINISH
- OIL FIRED CENTRAL HEATING
- WOOD BURNING STOVE

Asking price £199,950

Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

House Type F

The Alder

4 Bed, 2 Storey, Detached: 1429 SqFt



Ground Floor Plan		First Floor Plan	
<i>Dimensions</i>			
Hallway	8' 2" x 15' 2"	Bedroom 1	14' 1" x 9' 8"
Lounge	14' 1" x 17' 1"	Ensuite	8' 1" x 9' 4"
Kitchen / Dining	14' 2" x 14' 4"	Bedroom 2	13' 7" x 9' 4"
Utility	8' 2" x 6' 2"	Bedroom 3	14' 2" x 6' 4"
WC	8' 2" x 3' 8"	Bedroom 4	8' 2" x 11' 4"
		Bathroom	8' 2" x 7' 8"

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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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.