



## 122 Butlers Wharf Derry / Londonderry, BT47 6SR



Situated on a generous corner site within a modern residential development, 122 Butlers Wharf is an impressive detached family home offering bright, contemporary accommodation throughout. Externally the property benefits from ample off street parking, enclosed gardens and a striking modern façade.

The ground floor comprises a welcoming entrance hall, spacious living room with feature stove, open plan kitchen / dining area, downstairs W.C. and utility room with access to the rear garden and excellent storage.

On the first floor there are four well proportioned bedrooms including a principal bedroom with ensuite shower room, together with a modern family bathroom and additional storage on the landing.

Finished to a high standard throughout, this superb home is ideally suited to growing families seeking modern living in a convenient and highly sought after location.

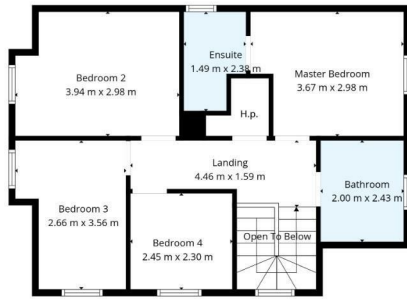
### No Price

#### Viewing

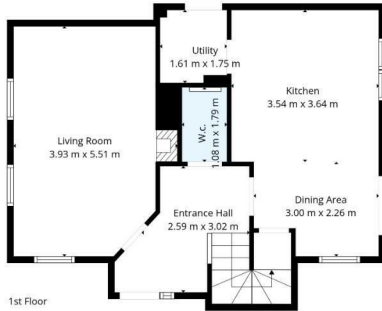
Please contact our Homepage Estate Agents Office on 028 7187 6261

if you wish to arrange a viewing appointment for this property or require further information.

- DETACHED 4 BEDROOM FAMILY HOME
- PROMINENT CORNER SITE
- SPACIOUS LIVING ROOM WITH FEATURE STOVE
- OPEN PLAN KITCHEN / DINING AREA
- MASTER BEDROOM WITH ENSUITE
- MODERN FAMILY BATHROOM
- DOWNSTAIRS W.C. & UTILITY ROOM
- AMPLE OFF STREET PARKING
- ENCLOSED REAR GARDENS
- FINISHED TO A HIGH STANDARD THROUGHOUT

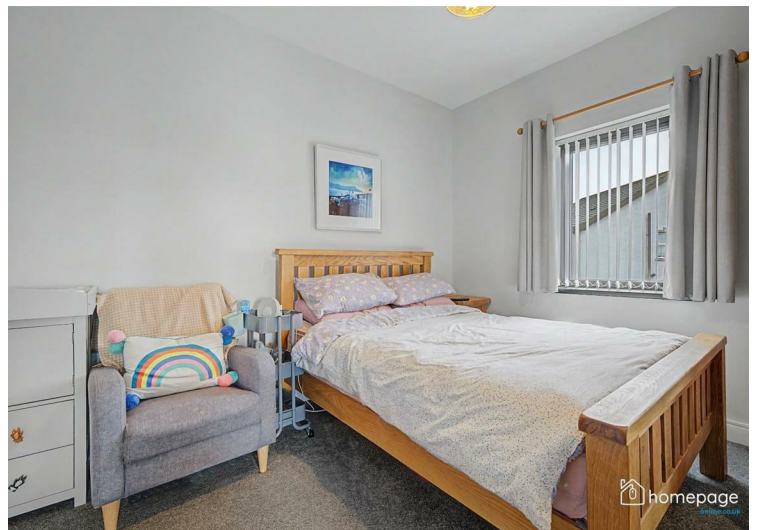


2nd Floor



1st Floor

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		
<b>Northern Ireland</b>		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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Northern Ireland</b>		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.