



## 105 Butlers Wharf Strathfoyle, BT47 6SQ



Well presented 3 bedroom property, recently refurbished coming to the market soon.



Finished to a high standard internally. Ideal for first time buyers, this modern home offers spacious living accommodation ideal for young families.

- 3 Bedrooms
- Private Rear Garden
- Off Street Parking
- uPVC Double Glazing
- Semi-Detached Home

### POA

#### Viewing

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

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

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