



## 18 Grangewood Court Derry / Londonderry, BT47 5WT



We are pleased to welcome to the sale market this well presented, two bedroom bungalow in Grangewood Court on the Waterside of the City.

The property is nestled into a quiet cul-de-sac and is close to local amenities such as shops, schools etc, within walking distance to the Crescent Link retail park, and close to Ebrington and Derry City centre.

Offering excellent living accommodation and convenient location, this property is sure to appeal to a wide range of buyers such as first time buyers, investors and down sizers alike.

**Offers over £139,950**

### Viewing

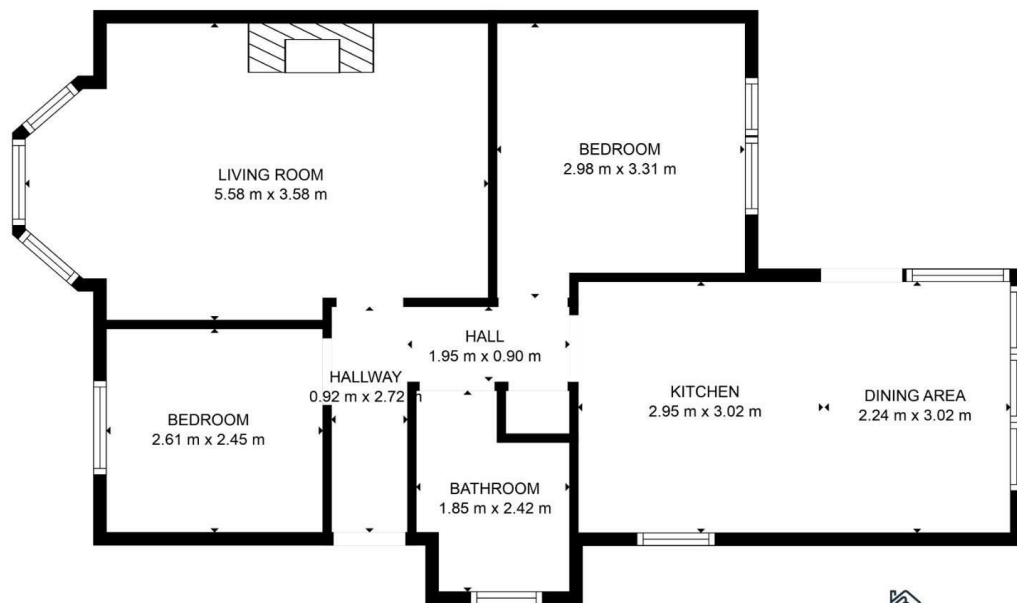
Please contact our Homepage Estate Agents Office on 028 7187 6261

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

- 2 BEDROOM BUNGALOW
- SEMI DETACHED
- OFCH
- OPEN FIRE
- DOUBLE GLAZING THROUGHOUT
- OFF STREET PARKING
- QUIET CUL-DE-SAC
- INVESTMENT POTENTIAL
- SOUGHT AFTER LOCATION



# 18 Grangewood Court



This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.



## 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		

## Northern Ireland

EU Directive  
2002/91/EC

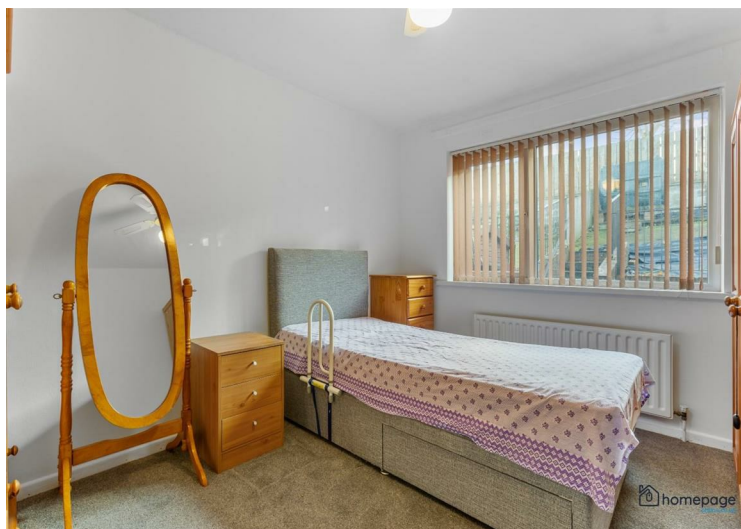


## Environmental Impact (CO<sub>2</sub>) Rating

	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		

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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.

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