



## 100 Good Shepherd Glen Londonderry, BT47 2GA



Homepage Estate Agents are delighted to offer this well presented 3 bedroom semi-detached home situated within a popular residential location convenient to local schools, shops and commuter routes.

Offering spacious accommodation throughout, the property benefits from a bright living room with feature fireplace, open plan kitchen / dining area and downstairs WC.

Upstairs the property comprises three well proportioned bedrooms together with a contemporary family bathroom finished with both bath and separate shower enclosure.

Externally the property enjoys an enclosed rear yard with pedestrian access together with a useful external storage shed.

This home will appeal to a wide range of purchasers including first time buyers, young families and investors alike.

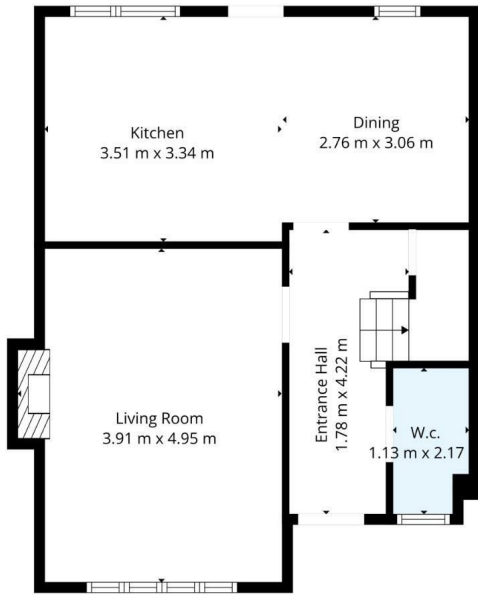
**Price £189,950**

### Viewing

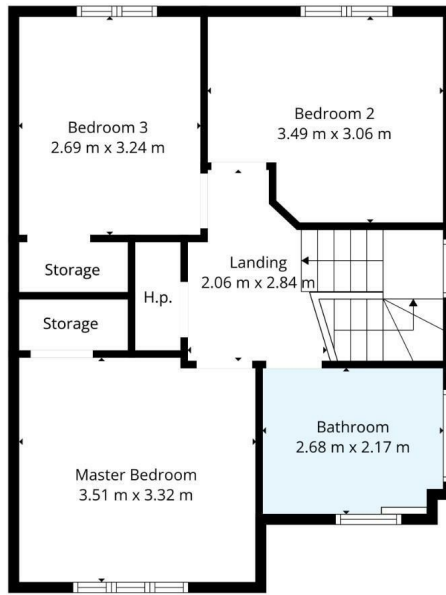
Please contact our Homepage Estate Agents Office on 028 7187 6261

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

- WELL PRESENTED 3 BEDROOM SEMI-DETACHED HOME
- SPACIOUS LIVING ROOM WITH FEATURE FIREPLACE
- OPEN PLAN KITCHEN / DINING AREA
- SEPARATE SITTING ROOM / FAMILY ROOM
- MODERN FAMILY BATHROOM WITH SEPARATE SHOWER
- DOWNSTAIRS WC
- OIL FIRED CENTRAL HEATING
- UPVC DOUBLE GLAZED WINDOWS
- ENCLOSED REAR YARD
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS

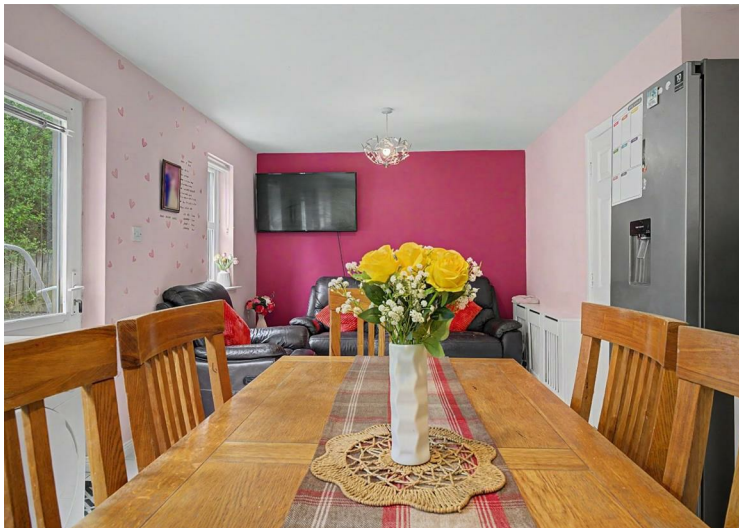


1st Floor



2nd 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.