



12 Belmont Crescent Londonderry, BT48 7RR



Homepage Estate Agents are delighted to offer this beautiful family home, tucked away in a quiet, leafy cul-de-sac of Belmont Crescent just off the popular Culmore Road, this recently renovated detached home offers bright, modern living in a prime residential location.

Finished to a high standard throughout, the property blends contemporary interiors with a warm, welcoming atmosphere.

The spacious layout includes three well-proportioned bedrooms, an open-plan kitchen/living area with multi-fuel stove, stylish shower room and WC, and tasteful décor from top to bottom. Off-street parking and a private garden to the rear complete the picture for those seeking comfort, style, and convenience.

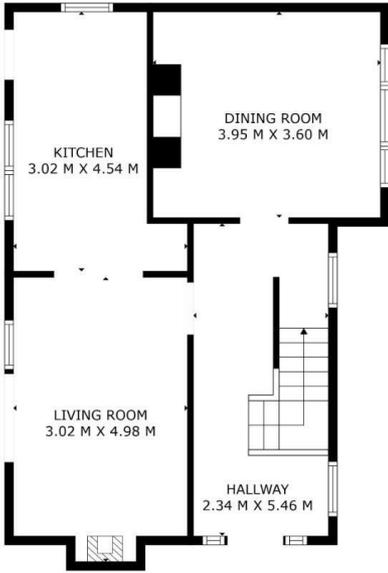
With local shops, schools, restaurants, and public transport links all within walking distance, and excellent access to main commuter routes, this is a superb opportunity to secure a stunning home in one of the city's sought-after residential areas.

Offering excellent living accommodation, outdoor space and convenient location, this property is sure to appeal to a wide range of buyers.

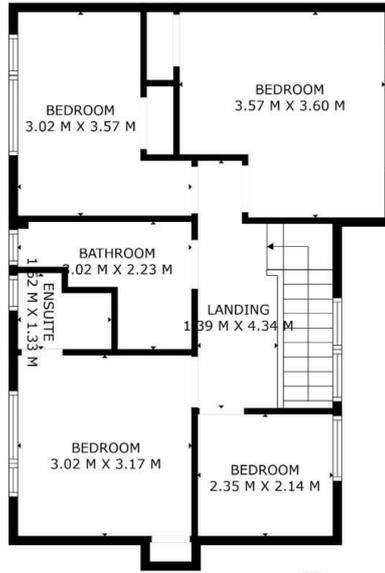
£349,950

- LARGE DETACHED FAMILY HOME
- RECENTLY RENNOVATED
- CONTEMPORARY FINISHES THROUGHOUT
- OPEN-PLAN KITCHEN / LIVING AREA WITH MULTI-FUEL STOVE
- 2 RECEPTION ROOMS
- PRIVATE REAR GARDENS
- OFF STREET PARKING & DETACHED GARAGE
- QUIET CUL DE SAC
- SOUGHT AFTER LOCATION

12 Belmont Crescent



FLOOR 1



FLOOR 2

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Northern Ireland EU Directive 2002/91/EC



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