



## 18 Rannysglass Londonderry, BT47 4NE



An excellent first time buyer or investment property located in the popular Rannysglass development in Dungiven.

This 3 bedroom terrace property has been very well maintained and presented throughout. Comprising of inviting hallway, large living and kitchen accommodation, ample storage, rear porch and downstairs WC on the ground floor.

On the first floor there are 3 well proportioned bedrooms, ample storage and large family bathroom. This property further benefits from an enclosed rear yard laid out in decorative paving brick.

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

**Asking price £124,950**

### Viewing

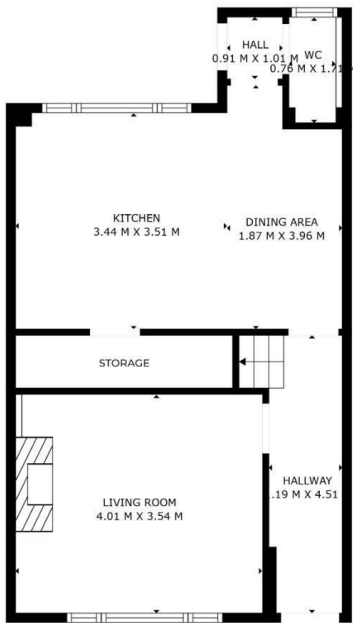
Please contact our Homepage Estate Agents Office on 028 7187 6261

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

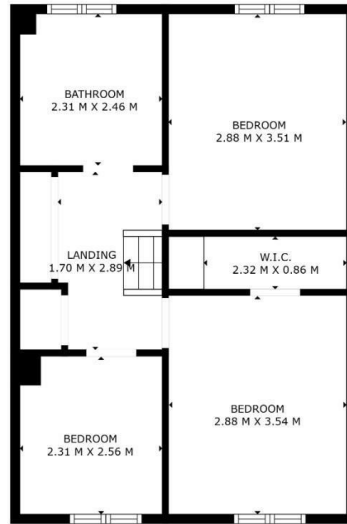
- 3 BEDROOM FAMILY HOME
- MID TERRACE
- 2 BATHROOMS
- EXCELLENT CONDITION THROUGHOUT
- WELL PROPORTIONED BEDROOMS
- AMPLE STORAGE
- ENCLOSED REAR GARDEN



# 18 Rannyglass DUNGIVEN



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) <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

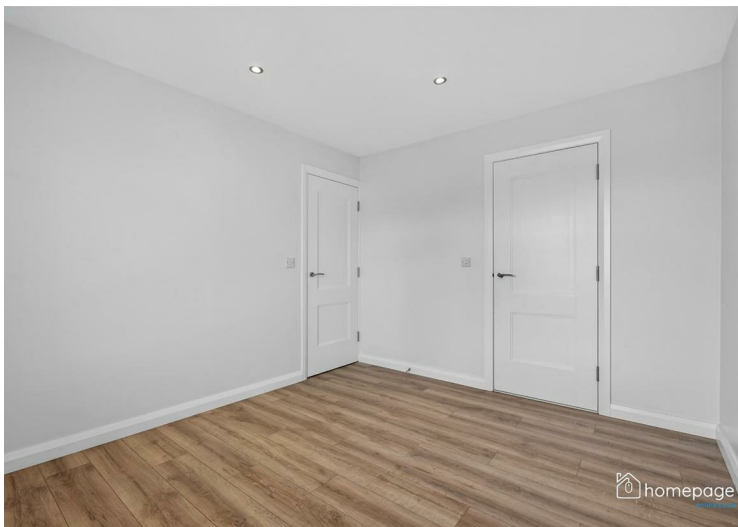


## Environmental Impact (CO<sub>2</sub>) Rating

	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		

## Northern Ireland

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