



## 4 Lyndhurst Manor Derry / Londonderry, BT475WU



An excellent opportunity to own this beautiful 3 bedroom semi-detached chalet bungalow which benefits from an extended kitchen with open plan conservatory.

Located in a popular residential area this home is convenient to Lisnagelvin Shopping Centre, Altnagelvin Hospital, Crescent Link Retail Park, schools, churches and bus route in addition main routes to and from the City.

This property has been presented in immaculate order and is Ideal for the first-time buyer.

- Private tarmac driveway
- Enclosed rear garden
- Chalet bungalow
- Conservatory
- OFCH

**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.

This image is for illustrative purposes





#### 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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