



The Elm Gortnessy Meadows Derry / Londonderry, BT47 3HY

'The Elms'



Just minutes from the historic City of Derry, Gortnessy Meadows occupies a magnificent semi-rural setting giving the convenience of city living but in a majestic rural setting.

Quality workmanship and superb specification are combined to ensure Gortnessy Meadows is a development that will create a lasting impression with all potential purchasers.

The extensive variety of properties on offer make this development the ideal location for first time buyers, growing families and seniors alike. These very competitively priced properties will be finished to a high, contemporary, full turn key specification. Properties will be of a highly efficient timber frame construction with a stone, brick and smooth render exterior finish creating a contrasting and appealing finish to the development.

- BEAUTIFUL NEW BUILD DEVELOPMENT
- WIDE RANGE OF AFFORDABLE PROPERTY TYPES
- FULL TURNKEY FINISH
- OIL FIRED CENTRAL HEATING
- WOOD BURNING STOVE

POA Ground Floor Plan

Viewing
Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

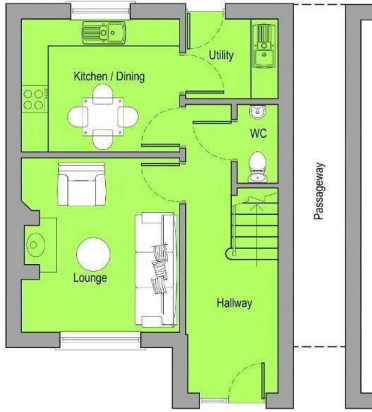
First Floor Plan

Bedroom 1	11' 5" x 9' 4"
Ensuite	7' 7" x 2' 8"
Bedroom 2	8' 9" x 9' 6"
Bedroom 3	11' 6" x 6' 7"
Bathroom	7' 5" x 12' 3"

House Type A

3 Bed, 2 Storey, Terrace: 993 SqFt

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Ground Floor Plan

Dimensions

Hallway	6' 5" x 20'
Lounge	12' 6" x 11' 5"
Kitchen / Dining	11' 5" x 9' 6"
Utility	6' 7" x 5' 7"
WC	2' 9" x 5' 7"



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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 (CO ₂) 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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