



**TENURE:** To be confirmed

**NAV:** We have been verbally advised by the Rate. Collection Agency that the NAV is £TBC.

**HOUSE TO SELL?** If you have a house to sell and you are interested in purchasing this home, please talk with us about a free market appraisal of your property.

**FINANCE REQUIRED?** Should you require financial advice in respect of the purchase of this or any other property, our financial adviser will be happy to assist you.

**VIEWING:** By appointment with sole agent. To arrange an appointment to view contact us on;

**Tel :** 02871 312 211

**Or e-mail us at:** info@locateestateagents.com

**This home can be viewed on our website at**  
**www.locateestateagents.com**

Locate Estate Agents  
3 Queen St, Londonderry, Derry BT48 7EF

Tel: 7131 22 11 Fax: 7134 60 79

Locate Estate Agents Limited for themselves and their employees provide these particulars on the understanding that they will not be construed as part of any contract, conveyancer lease. Whilst every care is taken in the completion of the information contained herein, no guarantee can be given to the accuracy thereof and all potential purchasers must satisfy themselves regarding the description and measurement.



## FOR SALE

**Redgate House,1 Woodbridge Hill,Derry,BT47 2EE**



- Prestigious detached family home
- Set within magnificent gardens behind electric gates & CCTV
- Views over City of Derry & Donegal
- 5 Reception Rooms
- Master Bedroom with adjoining his & hers en-suite & dressing rooms
- Detached garages with annex
- Oil fired central heating - Partially Underground Heating
- Oak Library
- Full length swimming pool with sauna & gym facilities
- Fully renovated in 2008

**ASKING PRICE: OFFERS INVITED**

Locate Estate Agents  
Tel: 7131 22 11 Fax: 7134 60 79  
Web: www.locateestateagents.com

**ACCOMMODATION**

**Ground Floor**

Main Property  
Vestibule Porch  
Entrance Hall  
Lobby  
Lounge/ Dining  
Kitchen

Conservatory 1  
Family Room  
Library  
Conservatory 2  
Downstairs WC  
Bedroom 9  
Ensuite  
Utility Room



**ACCOMMODATION**

**First Floor**

Master Bedroom  
Dressing Room & Ensuite 1  
Dressing Room & Ensuite 2  
Bedroom 2  
Ensuite  
Study  
Bedroom 3  
Bedroom 4

Bedroom 5  
Ensuite  
Bedroom 6  
Ensuite  
Bedroom 7  
Ensuite  
Bedroom 8  
Ensuite  
Bathroom  
Hotpress  
Laundry Shoot

