



TENURE: Leasehold

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

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FOR SALE

Foylevilla Villa, 4 Victoria Park, Waterside, Derry, BT47 2AD



- 6 bedroom period townhouse with adjoining 2 bedroom self contained apartment
- With many original features throughout
- Within one of the city's most prestigious addresses
- Dual heating - solid fuel & oil fired

ASKING PRICE £650,000 Leasehold

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ACCOMMODATION

Main Home

Ground Floor

Hallway

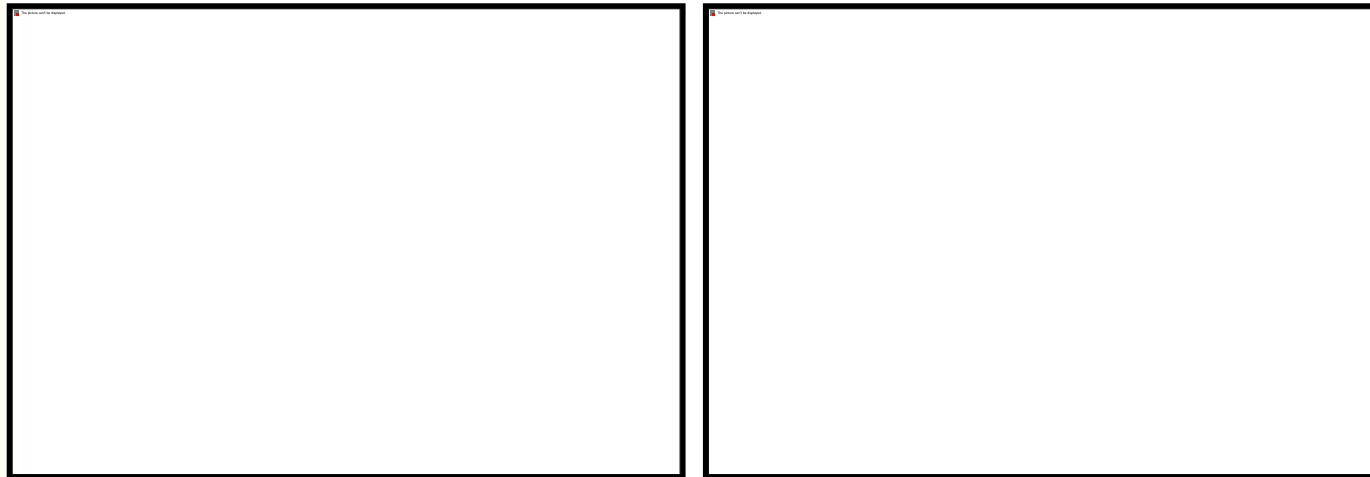
With carpet runner & wooden floor, storage closet

Open Plan Kitchen - Dining - Living 25'4" x 16'4" (7.72m x 4.98m)

Low level units, gas hob, oven, extractor fan, 1 1/2 stainless steel sink unit with mixer tap, plumbed for American style fridge/freezer, granite work tops, multi-fuel stove with back boiler, double patio doors to balcony

Lounge 20'0" x 14'7" (6.10m x 4.45m)

Open fire set in marble fireplace, wooden floor, views over the city



Family Room 19'0" x 14'7" (5.79m x 4.45m)

Open fire set in cast iron fireplace surround, carpet

Utility Room

With Low level units, Belfast sink, plumbed for washing machine, space for tumble dryer, granite worktop

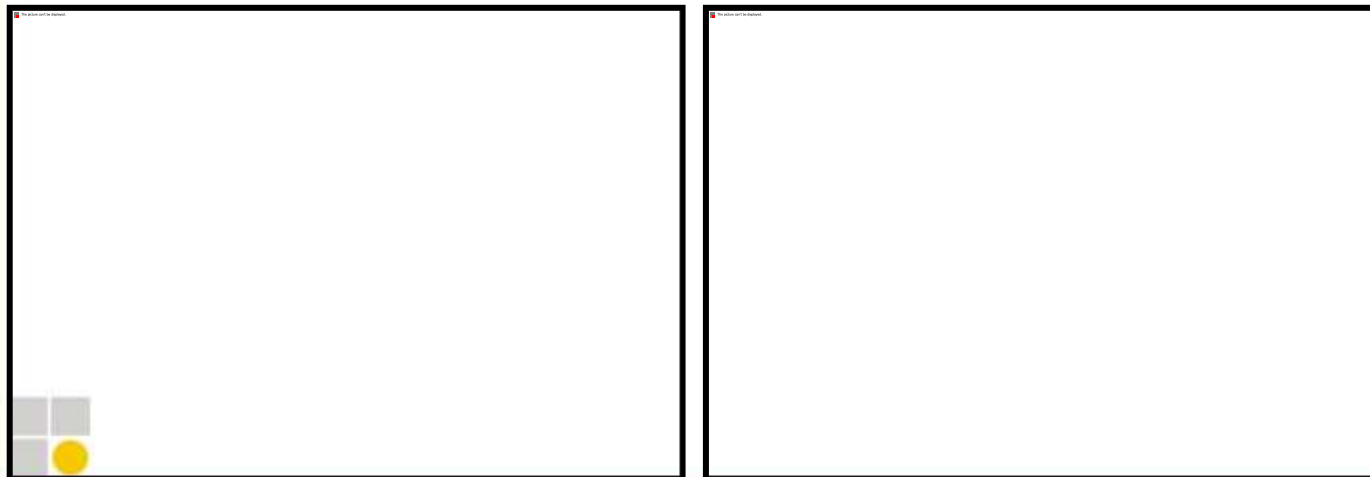
Downstairs WC

With wash hand basin, wc

First Floor

Landing

With storage & hotpress



ACCOMMODATION

Landing

Carpet

Bedroom 4 / Crafts Studio 14'7" x 14'2" (4.45m x 4.32m)

Carpet

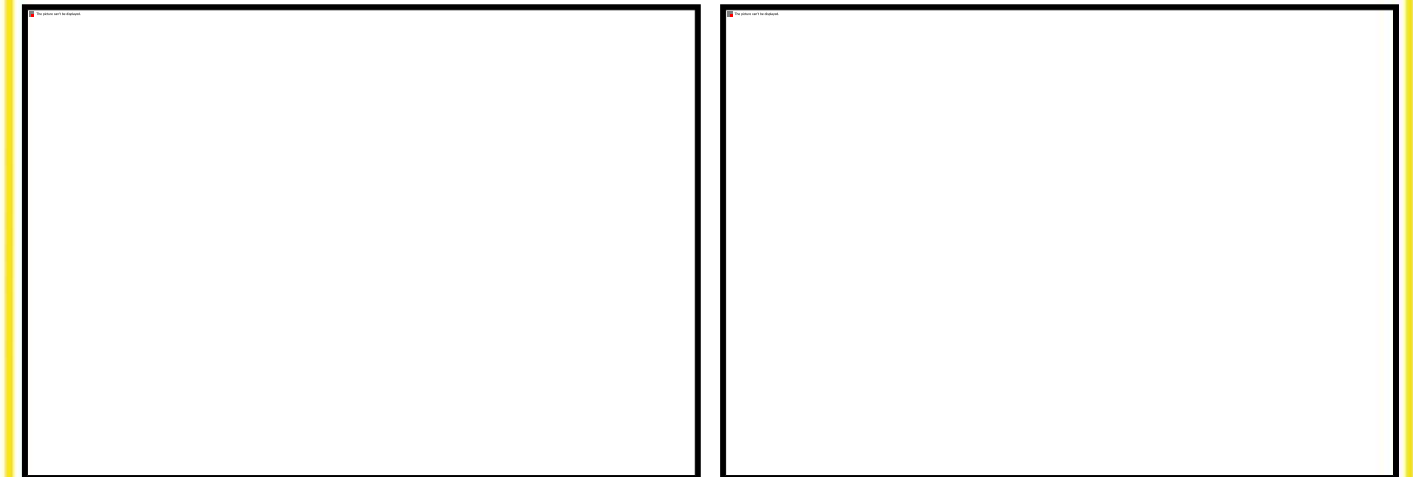
Bedroom 5 / Music Room 14'3" x 11'11" (4.34m x 3.63m)

Bedroom 6 15'9" x 14'8" (4.80m x 4.47m)

Wooden floor, dual aspect

Bathroom

With roll top freestanding bath, separate shower unit, wc, wash hand basin, half wooden pannelled walls



Self Contained Apartment

The lower ground floor of the property is currently accessed from its own entrance although it still has the means to be amalgamated with the main body of the property. This apartment has a lounge, kitchen, sunroom, two double bedrooms and a bathroom all connected with a large entrance hall and boasts beautiful views of the garden.

Exterior Features

- This property is surrounded by a mature garden
- Parking for a number of vehicles
- A number of sheds & outhouses



Bedroom 1 18'10" x 14'8" (5.74m x 4.47m)
Carpet, views over the city

Bedroom 2 15'7" x 14'0" (4.75m x 4.27m)
Carpet

Bedroom 3 14'9" x 13'2" (4.50m x 4.01m)
Carpet

Shower Room
With wc, wash hand basin, shower, half tiled walls

Second Floor



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Patio area