



HOLLOW  
HILLS



# Modern Living in Ballykelly



Loughermore Developments  
bring you...

## Hollow Hills.

A new development located in the scenic village of Ballykelly. Ballykelly lies within the Causeway Coast and Glens district, with views across Lough Foyle toward Inishowen in County Donegal.

Residents of Hollow Hills will enjoy easy access to Roe Valley Country Park and Benone Golf Course, as well as being just ten minutes from City of Derry Airport.





GROUND FLOOR

1.	Family Room	3.2m x 4.3m
2.	Lounge Area	3.2m x 4.3m
3.	Kitchen & Dining	6.7m x 3.5m
4.	Sun Room	2.8m x 2.9m
5.	Utility Room	2.0m x 2.3m
6.	WC	2.0m x 1.1m



FIRST FLOOR

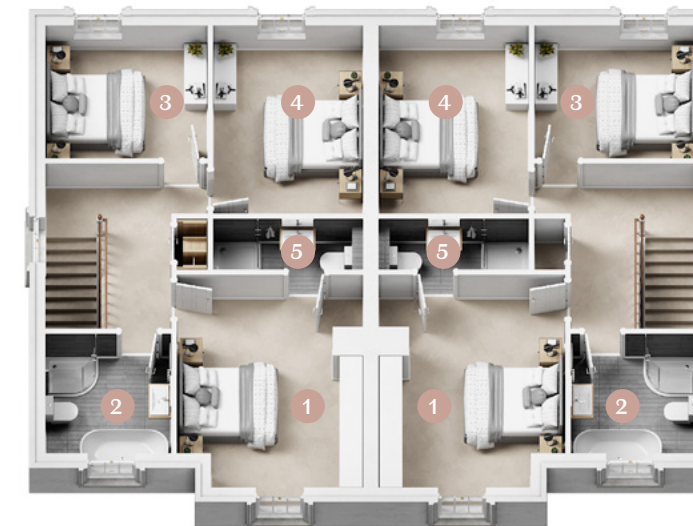
1.	Bedroom 3	3.2m x 2.7m
2.	Bedroom 4	3.2m x 3.0m
3.	En-suite	3.2m x 1.2m
4.	Master Bedroom	3.2m x 3.5m
5.	Bathroom	2.2m x 2.4m
6.	Bedroom 2	3.2m x 3.5m
7.	En-suite	2.5m x 1.5m





GROUND FLOOR

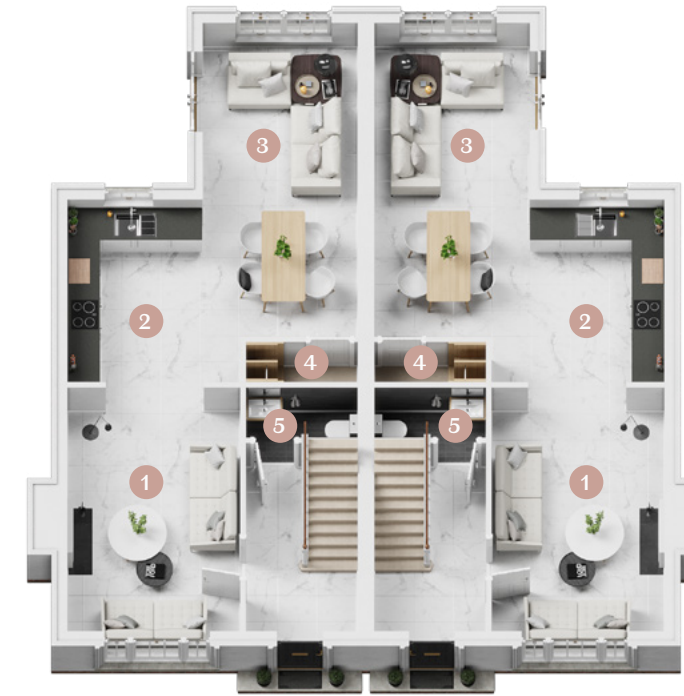
1.	Lounge Area	3.8m x 4.3m
2.	WC	1.0m x 2.0m
3.	Storage	0.9m x 2.0m
4.	Kitchen	6.1m x 3.9m
5.	Utility Room	2.8m x 2.0m



FIRST FLOOR

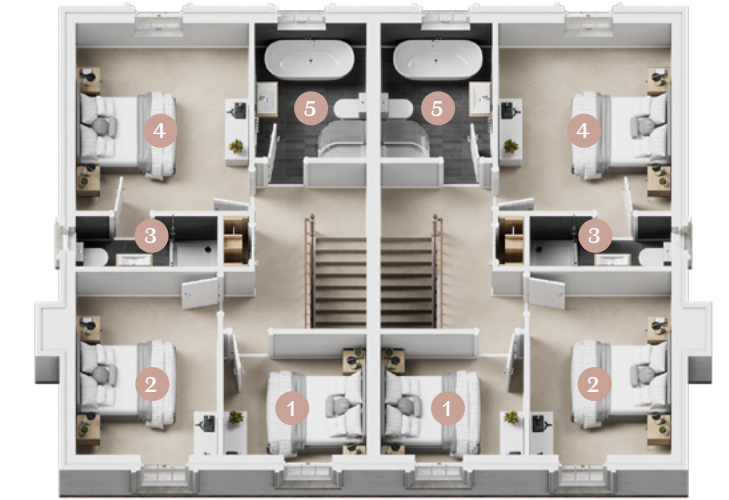
1.	Master Bedroom	3.6m x 4.0m
2.	Bathroom	2.4m x 2.3m
3.	Bedroom 3	3.1m x 2.7m
4.	Bedroom 2	2.9m x 3.9m
5.	En-suite	2.9m x 1.2m





GROUND FLOOR

1.	Lounge Area	3.3m x 4.9m
2.	Kitchen	5.5m x 3.7m
3.	Sun Room	2.9m x 3.4m
4.	Storage	2.2m x 0.8m
5.	WC	2.2m x 1.0m



FIRST FLOOR

1.	Bedroom 3	2.8m x 2.4m
2.	Bedroom 2	2.7m x 3.6m
3.	En-suite	2.7m x 1.2m
4.	Master Bedroom	3.3m x 3.7m
5.	Bathroom	2.2m x 2.5m





GROUND FLOOR

1.	Kitchen	3.7m x 5.6m
2.	WC	1.1m x 2.0m
3.	Lounge Area	4.3m x 5.6m
4.	Utility Room	2.3m x 1.7m



FIRST FLOOR

1.	Bedroom 2	3.7m x 3.2m
2.	Bedroom 3	2.7m x 2.8m
3.	En-suite	3.4m x 1.2m
4.	Master Bedroom	3.8m x 4.3m
5.	Bathroom	3.0m x 2.3m



# Carefully Planned

- House Type A**  
 1615 sq. ft.  
*Plots - 1, 2, 3, 20*
- House Type B**  
 1250 sq. ft.  
*Plots - 8, 9, 14, 15, 21, 22*
- House Type C**  
 1140 sq. ft.  
*Plots - 5, 6, 10, 11, 13, 16, 17, 23, 24*
- House Type C1**  
 1030 sq. ft.  
*Plots - 18, 19*
- House Type D**  
 1260 sq. ft.  
*Plots - 7, 12*
- House Type D1**  
 1260 sq. ft.  
*Plots - 4*



SITE PLAN



THE LOCATION

# The Perfect Location

## 5 MINUTES

- Ballykelly Forest
- Lough Foyle Trail
- Ballykelly Primary School
- DNA Fitness
- Roe Cymnastics

## 10 MINUTES

- Roe Valley Country Park
- Roe Park Golf Course
- Roe Valley Leisure Centre
- Roe Park Resort
- City of Derry Airport
- Limavady
- Crossfit Limavady

## 20 MINUTES

- Binevenagh Forest
- Faughan Valley Golf Club
- Kintala Resort & Spa
- Burnfoot Riverside Walk
- Eglington Embankment
- Lough Foyle Ferry

## 30 MINUTES

- City of Derry Golf Club
- Castlerock Golf Course
- Royal Portrush
- Portstewart Golf Course
- Derry ~ Londonderry
- Benone Beach
- Coleraine

# Finished to the Highest of Standards

## KITCHEN

- High quality units with a choice of doors, handles and stone worktops.
- Stainless steel sink & drainer.
- Integrated appliances to include oven, hob, extractor hood, fridge freezer and dishwasher.
- Energy efficient recessed lighting.

## UTILITY ROOM

- High quality units with a choice of doors, handles and stone worktops.
- Stainless steel sink & drainer.
- Integrated washer/dryer machine.
- Energy efficient recessed lighting.

## FLOORING

- Choice of tiles throughout the ground floor, main bathroom and en-suites.
- Choose between carpet or tiling for living rooms.
- Premium carpets and underlay to bedrooms, stairs & landing.

## SANITARY WARE

- Contemporary white sanitary ware with chrome fittings.
- Main bathroom with free standing bath as standard, spacious quadrant shower, modern vanity unit, toilet and heated towel rail.
- En-suite with enclosed shower, modern vanity unit, toilet and heated towel rail.
- WC fitted with contemporary sanitary ware and modern vanity unit.

## INTERNAL FINISHES

- Bespoke high quality internal doors, moulded skirting boards and architraves.
- Internal walls painted in light grey.
- Internal ceilings painted white.
- TV points fitted to all rooms.
- Main living area will have a feature media wall with bespoke built-in LED electric fire and modern LED shelving.
- Energy efficient recessed lighting fitted in WC, main bathroom, en-suites, kitchen and utility space.

## EXTERNAL FINISHES

- External walls finished with premium Fassacouche light grey render.
- Georgian mouldings on windows and door.
- Corbels fitted to the underside of soffit.
- Double glazed windows in uPVC frames.
- Composite front, back and patio doors.
- Lantern lights fitted to front door area.
- Emerald lawns turfed at front & rear.
- Paved front & back paths.
- Bitmac driveways.
- Outside water tap.

## HEATING

- Energy efficient boiler.

## SECURITY

- Modern video doorbell installed.
- Pre wired for alarm system.



**Pawan Bedi**  
Financial Consultant

Tel: 07730677773

E: [pawan.bedi@mortgagesolutionsni.co.uk](mailto:pawan.bedi@mortgagesolutionsni.co.uk)

27 Queen Street,  
Magherafelt,  
Co. Londonderry,  
BT45 6AA

WARRANTY IS BEING PROVIDED BY GLOBAL HOMES







HOLLOW  
HILLS