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3 Rosslyn Close

L'Derry
BT47 6YT

Offers Over £795,000

3 ROSSLYN CLOSE, BT47 6YT

- **Stunning Detached Four Bedroom Home**
- **Mature Private Site of C. 0.75 Acres**
- **Four Bedrooms (Principal And Guest Bedroom With Dressing Room And Ensuite) | Family Bathroom**
- **Drawing Room Open Plan To Dining Room | Separate Lounge**
- **Kitchen With Dining Area | Utility Room | Ground Floor WC & Cloakroom**
- **Underfloor Heating Downstairs & Upstairs in Bathroom and Principal Ensuite**
- **Oil Fired Central Heating | Double Glazed Windows**
- **Detached Double Garage | Mature Gardens In Lawn With Patio Areas**
- **Highly Sought After Location Close to Limavady Road**
- **Convenient To Local Amenities, L'Derry City centre And City of Derry Airport**

This stunning property occupies an incredibly private site and is located close to Limavady Road, one of the Prime Residential Areas of the City.

It is conveniently located to all main routes leading to and from the city centre, it is a short walk to St Columb's Park, Peace Bridge and Ebrington Square, within 5 minutes of Donegal border and close to main Belfast route.

Set behind automated entrance gates the property is not visible until you begin your journey up the tarmac driveway approaching the front of the house. The total plot extends to approximately 0.75 acres and there are gardens completely surrounding the home along with a detached double garage.

Internally the thoughtfully laid out accommodation emanates from the central feature circular staircase. On the ground floor is the drawing room, which opens to formal dining room, lounge, open plan kitchen with living and dining area, utility room and cloakroom with wc. The first floor accommodation comprises of four very well proportioned bedrooms and the family bathroom. The principal bedroom features a dressing room and walk in wardrobe, ensuite shower room and a balcony. The guest bedroom also has an ensuite shower room and walk in wardrobe along with a covered balcony area.

This is truly exceptional home with high specific finishes and beautiful decor throughout. We would urge those interested to contact us to arrange to view in order to fully appreciate all this property has to offer its next owner.







PROPERTY COMPRISES

Hardwood double entrance doors with glazed panels, leading to reception hall.

RECEPTION HALL Ornate winding staircase leading to first floor, marble tiled floor, recessed low voltage spotlights, feature vaulted ceiling with skylight.

CLOAKROOM Tiled floor, recessed low voltage spotlights.

WC Low flush WC, wall mounted wash hand basin, tiled floor, stainless towel radiator, recessed low voltage spotlights.

DRAWING ROOM 34' 9" x 16' 0" (10.6m x 4.88m) (@ widest points) Raised timber floor area, patio doors to rear garden, fireplace with marble surround, granite hearth, wood burning stove, cornice ceiling, recessed low voltage spotlights.

OPEN PLAN TO DINING 15' 5" x 13' 11" (4.7m x 4.25m) Cornice ceiling, recessed low voltage spotlights, connecting door to hallway.

LOUNGE 13' 8" x 15' 1" (4.18m x 4.61m) Cornice ceiling, hardwood flooring, fireplace with gas fire, marble surround, cast iron inset, tiled hearth.

OPEN PLAN KITCHEN / LIVING / DINING AREA 22' 3" x 13' 10" (6.8m x 4.22m) Range of fitted high and low level contemporary units with Corian work surfaces and matching upstand, 1.5 bowl single drainer stainless steel sink unit with mixer taps, integrated Smeg oven, integrated dishwasher, island unit with electric hob, De Dietrich extractor fan, marble tiled floor, recessed low voltage spotlights, feature corner window, feature wine rack, hidden plug socket totem.





UTILITY ROOM 11' 11" x 6' 10" (3.65m x 2.1m) Range of fitted high and low level units, wood effect work surfaces and matching upstand, plumbed for washing machine, marble tiled floor, built in storage cupboard (suitable as cloaks space), single drainer stainless steel sink unit with mixer taps, door to rear garden.

FIRST FLOOR LANDING Hot press with shelving, access to roof space.

MASTER BEDROOM 16' 2" x 15' 1" (4.95m x 4.61m) Access to balcony.

DRESSING AREA 16' 2" x 13' 6" (4.95m x 4.14m) (@ widest points) Built in wardrobes and shelving, dressing area, recessed low voltage spotlights.

ENSUITE Enclosed shower cubicle, vanity wash hand basin, low flush WC, tiled walls, tiled floor, recessed low voltage spotlights, feature mirror.

BEDROOM 12' 8" x 15' 5" (3.88m x 4.7m)

BEDROOM 11' 7" x 11' 2" (3.55m x 3.42m) Hardwood flooring, built in shelving.

BATHROOM Panelled bath with hand shower, vanity wash hand basin, low flush WC with concealed cistern, feature mirror with light, feature display shelving, tiled walls, tiled floor, stainless towel radiator.

BEDROOM 15' 7" x 13' 8" (4.76m x 4.17m) Access to covered balcony area.





DRESSING ROOM Built in hanging and storage, dressing table.

ENSUITE Enclosed shower cubicle, vanity wash hand basin, low flush WC, tiled walls, tiled floor, extractor fan.

DETACHED DOUBLE GARAGE 18' 11" x 17' 6" (5.79m x 5.34m) Twin automated roller shutter doors, light and power, with low flush WC.

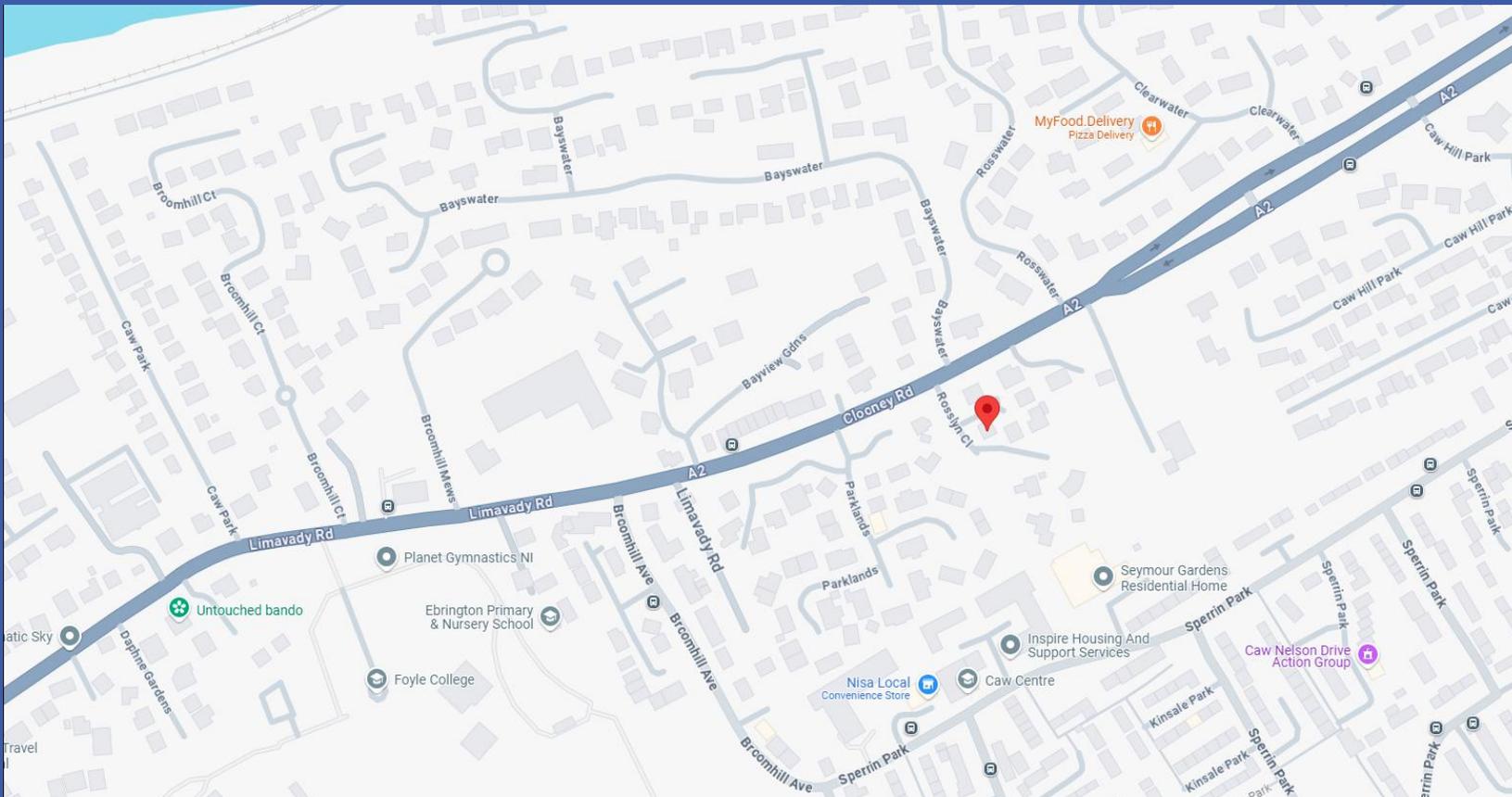
OUTSIDE Private mature site with trees, shrubs and lawns, automated entrance gates, tarmac driveway and parking area. Rear garden with multiple patio areas, outdoor lighting and tap, uPVC oil tank.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	67 D
39-54	E		
21-38	F		
1-20	G		



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