



## Benbradagh Rise Dungiven, BT47 4GX



Homepage are delighted to present this stunning 3 bedroom 'Grade A Energy Rated' Modern family home in the popular Benbradagh Rise development, Gortnahey.

This semi-detached property consists of spacious entrance hall, downstairs W.C., living room, open plan kitchen dining and separate utility room on the ground floor. The first floor comprises of landing with storage, three generous bedrooms with master ensuite and family bathroom.

This property further benefits from loft ladder, flooring, off street parking and private enclosed garden and patio to the rear leading from double French doors.


Benbradagh Rise is located in the village of Gortnahey which is only a few minutes from the neighbouring town of Dungiven and 10 minutes from Limavady. It's location offers easy access to the new A6 road network offering easy commute to Derry city or Belfast.

This home has been recently constructed by the renowned Fermac Properties and is finished to a high quality standard, perfect for the first time buyer, young professional and the growing family.

**Offers over £174,950**

### Viewing

Please contact our Homepage Estate Agents Office on 028 7187 6261

if you wish to arrange a viewing appointment for this  homepage property or require further information.

- 3 BEDROOM FAMILY HOME
- 3 BATHROOMS
- SEMI-DETACHED
- STUNNING INTERNAL FINISHES
- MODERN NEW HOMES
- SOLAR PHOTOVOLTAIC PANELS
- A ENERGY RATED



**Ground Floor**

1. Entrance Hall	2.0m x 2.5m	6ft 6 x 8ft 2
2. Living Room	3.7m x 5.0m	12ft 1 x 16ft 4
3. Kitchen / Dining	5.8m x 3.6m	19ft 0 x 11ft 8
4. Utility	2.0m x 1.8m	6ft 6 x 5ft 9
5. WC	2.0m x 1.9m	6ft 6 x 6ft 2



**First Floor**

1. Master Bedroom	3.6m x 4.2m	11ft 8 x 13ft 8
2. En-suite	2.2m x 1.0m	7ft 2 x 3ft 3
3. Bedroom 2	3.3m x 3.3m	10ft 8 x 10ft 8
4. Bedroom 3	2.4m x 2.6m	7ft 9 x 8ft 5
5. Bathroom	2.1m x 3.0m	6ft 9 x 9ft 8

BENBRADAGH RISE | GORTNAHEY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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Homepage Estate Agents

Tel: 028 7187 6261 | Email: info@homepageonline.co.uk

www.clickhomepage.online

