

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, there 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 Gornaghey 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 <u>homepage</u> property orrequire further information.

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



Ground Floor					st
c.	Entrance Hall	2.0m x 2.5m	6ft.6 x 8ft.2	L.	M
2.	Living Room	3.7m x 5.0m	12ft.1 × 16ft.4	2.	Er
3.	Kitchen / Dining	5.8m x 3.6m	19ft.0 x 11ft.8	3.	B
4.	Utility	2.0m x 1.8m	6ft.6 x 5ft.9	4.	Be
5.	WC	2.0m x 1.9m	6ft.6 x 6ft.2	5.	B

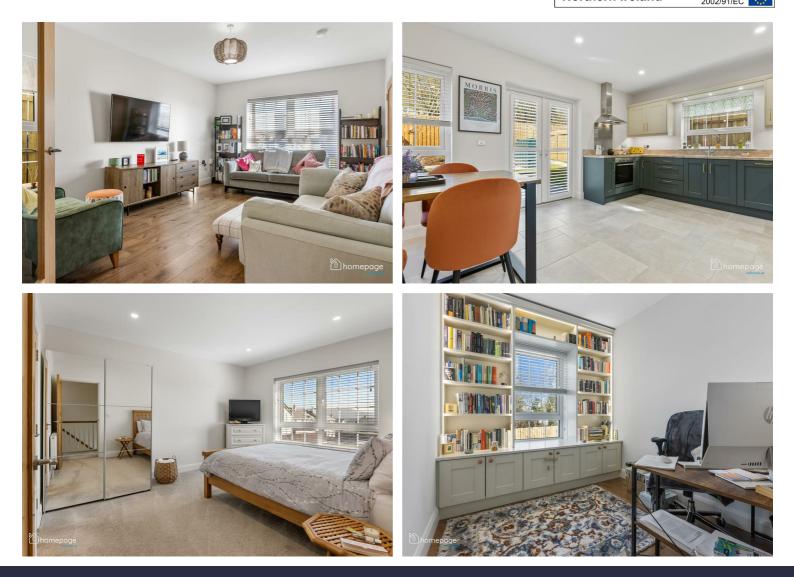


st Floor

ift.2	1.	Master Bedroom	3.6m x 4.2m	11ft.8 x 13ft.8
Sft.4	2.	En-suite	2.2m x 1.0m	7ft.2 x 3ft.3
1ft.8	3.	Bedroom 2	3.3m x 3.3m	10ft.8 x 10ft
ft.9	4.	Bedroom 3	2.4m x 2.6m	7ft.9 x 8ft.5
ft.2	5.	Bathroom	2.lm x 3.0m	6ft.9 x 9ft.8
ENBRADAGH F		NAUEV		
ENBRADAGH	CISE GURI	NARET		

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		U Directiv 002/91/E0	
	2	002/91/EC	J
			Potential
	Rati	ng	
Environmental Impact (CO ₂)	Rati	ng	
Environmental Impact (CO ₂) Very environmentally friendly - lower CO2 error	Rati	ng	
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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