



## 40 Barleyhill Limavady, BT49 0FP



Homepage Estate Agents are delighted to offer this stunning family home in the sought after Barleyhill development, Limavady.

This beautiful semi-detached 2 storey home offers on the ground floor a spacious hallway, large lounge with open fire and feature bay window, modern kitchen with ample storage and countertop space, high level ovens, 5 ring gas hob and kicker board lighting, downstairs W.C. and utility room with back door access to the rear.

The first floor accommodation comprises of three spacious bedrooms with master ensuite and built in storage, hotpress and family bathroom.

Externally this property benefits from a paved driveway, private enclosed rear garden, paved patio area, lawned garden, large shed base with provision for power, enclosed with decorative stone and boundary fencing.

Boasting excellent living accommodation, internal finishes and outdoor space this property is sure to appeal to a wide range of buyers.

**Asking price £189,500**

### Viewing

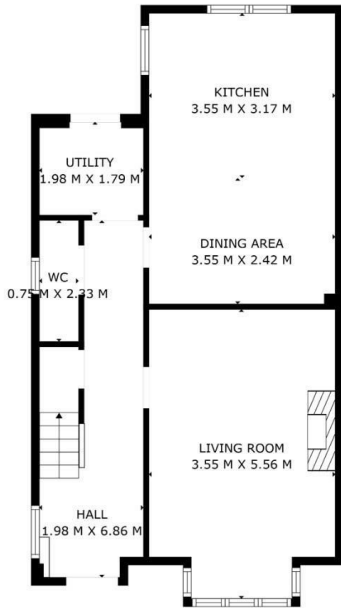
Please contact our Homepage Estate Agents Office on 028 7187 6261

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

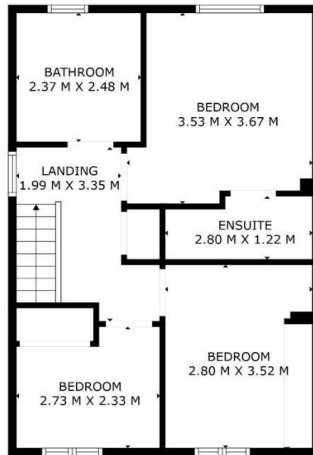
- 3 BEDROOM FAMILY HOME
- CIRCA 1,200 SQ FT
- SEMI DETACHED
- LARGE RECEPTION ROOM
- OPEN PLAN KITCHEN / DINING
- UTILITY ROOM
- 3 BATHROOMS
- STUNNING INTERNAL FEATURES
- PRIVATE ENCLOSED REAR GARDENS
- SOUGHT AFTER DEVELOPMENT

# 40 Barley Hill

LIMAVADY



FLOOR 1



FLOOR 2



This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.

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		
Northern Ireland		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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland		EU Directive 2002/91/EC



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