

£75,000

FOR SALE



16 Foreglen Road, Londonderry, BT47 3TP

- SITE WITH FULL PLANNING PERMISSION FOR 1 1/2 STOREY HOUSE
- FULL PLANNING PERMISSION FOR DOUBLE GARAGE WITH LOFT
- APPROX 1 ACRE SITE



## DESCRIPTION

This picturesque 1 acre site is for sale with full planning permission. The 2219 sq foot home will comprise of 4 bedrooms and 2 reception rooms. A detached garage with loft will beautifully compliment this family home. It is nestled within a wooded location and offers both privacy and convenience. Just 0.4 miles from the main Londonderry-Belfast road and 0.8 miles from the scenic Ness Woods Country Park, this site is also just 1.9 miles from the amenities of Claudy village and 7 Miles from Derry.

A water connection has been made and is on site.

Electricity is on site

Engineering fee paid for drawings, steel bar schedule and inspection / certification for foundations

Septic tank certificate is with deeds

**Agent: Daniel Henry (Waterside)**

34 Spencer Road, Londonderry BT47 6AA

Tel. 02871347539

[waterside@danielhenry.co.uk](mailto:waterside@danielhenry.co.uk)

[www.danielhenry.co.uk](http://www.danielhenry.co.uk)

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