



## 1 Clooney Mews Limavady, BT49 9FD



A beautiful detached 2 storey home with enclosed rear garden, tarmac driveway, paved patio area, all with spacious living accommodation.

Perfectly suited to family life, this property offers off street parking and secure enclosed rear garden with countryside views overlooking Lough Foyle.

This 4 Bedroom detached home offers spacious living accommodation and suburb internal finishes.

Ideally situated just 3 miles from Limavady on the Main A2 road between Derry / Londonderry and Coleraine.

- 4 BED DETACHED FAMILY HOME
- 2 RECEPTIONS
- 3 BATHROOMS
- CIRCA 1,825 SQ FT
- STUNNING INTERNAL FINISH
- LARGE PAVED REAR PATIO
- FRONT & REAR GARDENS
- SOUGHT AFTER LOCATION

**Offers over £274,950**

### Viewing

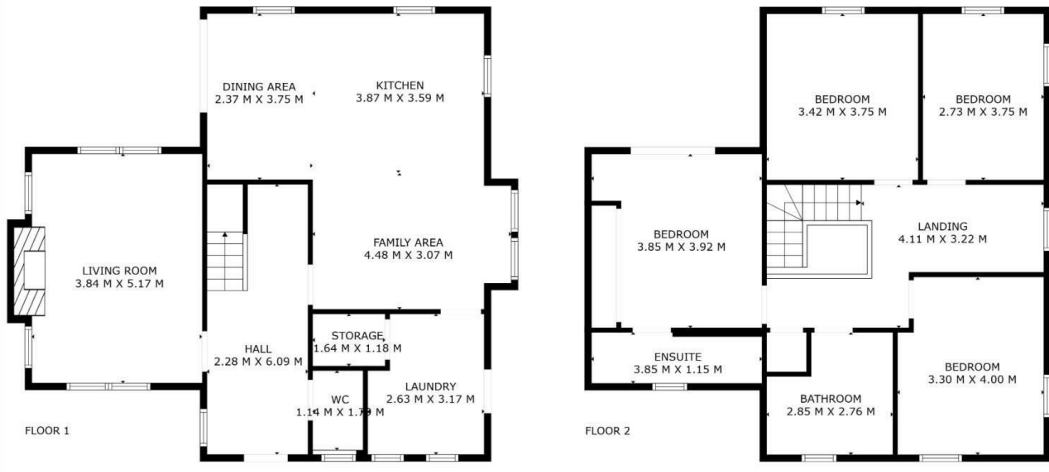
Please contact our Homepage Estate Agents Office on 028 7187 6261

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



# 1 Clooney Mews

BALLYKELLY



CIRCA 1,825 SQ FT



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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Northern Ireland EU Directive 2002/91/EC



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Homepage Estate Agents  
 Tel: 028 7187 6261 | Email: info@homepageonline.co.uk  
 www.clickhomepage.online

