



## 6 Abbeyfields Londonderry, BT47 4UX



Homepage Estate Agents are delighted to present this exceptional opportunity to acquire a truly unique property which is the only one of its type at the Abbeyfields Development, Dungiven.

Built using traditional block construction, this large 4 bedroom detached home sits on a private corner site overlooking the mature green space.

Extending to circa 2,100 sq ft, the property is presented in very high standard throughout, and the spacious layout benefits from 2 reception rooms, modern kitchen design with integrated appliances, dining area, 4 large bedrooms (with master en-suite) and 4 bathrooms, perfect for today's modern family.

This property further benefits from a bespoke car-port which leading to the rear of the property which provides access to the utility room, back garden and fully floor tiled garage.

Abbeyfields is ideally located just off the new A6 bypass offering excellent commuter links to Belfast & Derry.

Offering exceptional living accommodation and outdoor space this property is sure to appeal to a wide range of buyers.

**Asking price £294,950**

### Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

- LARGE DETACHED FAMILY HOME
- CIRCA 2,100 SQ FT
- 4 BEDROOMS (MASTER ENSUITE)
- 4 BATHROOMS
- 2 RECEPTIONS
- PRIVATE ENCLOSED REAR GARDEN
- BESPOKE CAR PORT
- FULLY TILED GARAGE
- SOUGHT AFTER LOCATION

# 6 Abbeyfields DUNGIVEN



**TOTAL FLOOR AREA - circa 2,100 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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		

## Northern Ireland

EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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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<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

## 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.

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