



## 21 Clooney Mews, Ballykelly 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 extends to 1,640 sq ft, offering spacious living accommodation with feature Sunroom and suburb internal finishes.

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

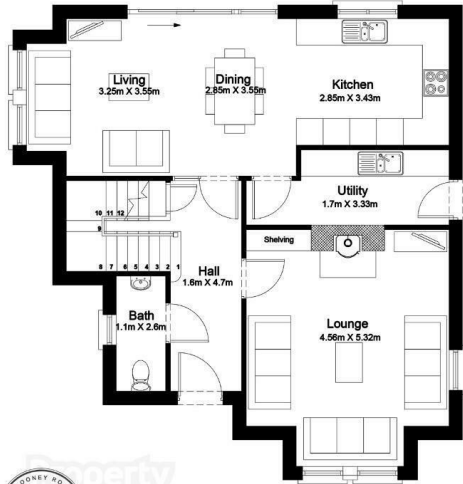
- LARGE 4 BED DETACHED
- 1,636 SQ FT
- 3 BATHROOMS
- CONTEMPORARY FINISH
- LARGE FRONT & REAR GARDENS
- SOUGHT AFTER LOCATION
- MODERN FAMILY HOME

**Asking price £254,950**

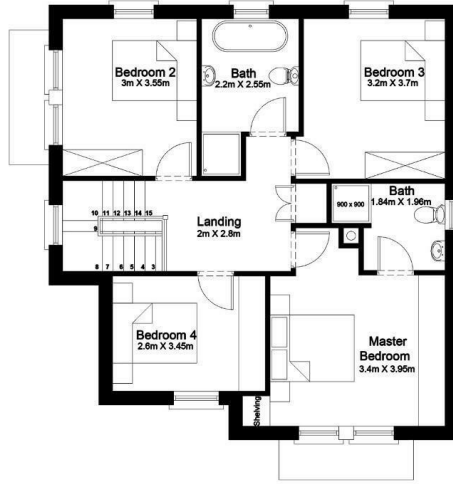
### Viewing

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

Ground Floor



First Floor



TOTAL FLOOR AREA  
1,638 sq ft approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.