



SALE AGREED

19 Letterlogher Road Londonderry, BT47 4EZ



Homepage Estate Agents are delighted to present this exceptional opportunity to acquire a truly unique property ideally located just 2 miles from Claudy Village, and a short commute to Derry City.

This hidden gem is set on a superb site with panoramic views over the surrounding countryside, providing a bright and spacious layout across the split level internal design.

Extending to circa 2,100 sq ft, this deceptively spacious property is presented in very high standard throughout, and the expansive layout benefits from 2 reception rooms, modern kitchen design with integrated appliances, large utility, dining area, 5 bedrooms and 3 bathrooms with a 'jack & Jill' design, perfect for today's modern family.

- 4 BEDROOM DETACHED
- LARGE FAMILY HOME
- CIRCA 2,100 SQ FT
- SPLIT LEVEL DESIGN
- 3 BATHROOMS
- 2 RECEPTION ROOMS
- SUPERB INTERNAL FEATURES
- PRIVATE RURAL SETTING
- STUNNING COUNTRYSIDE VIEWS

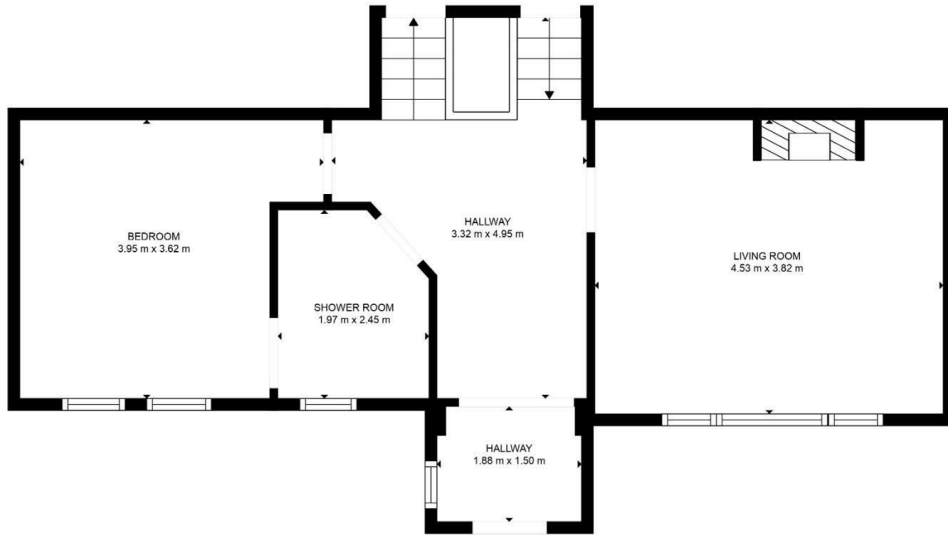
Asking price £299,950

Viewing

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

19 Letterlougher Road

CLAUDY



Ground Floor

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 some measurements are taken to widest point.



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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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