

## SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Feature High Ceilings  
Media Wall in Lounge  
uPVC Double Glazing  
High Performance External Doors  
PVC Fascia and Soffit  
Excellent views across Lough Foyle to Donegal from upstairs bedrooms.



**Daniel Henry**  
ESTATE AGENTS

£359,950

**FOR SALE**



### 1 Clooney Mews, Limavady, BT49 9FD

- Stunning Detached House
- 4 Bedrooms / Kitchen - Dining - Living Area / Lounge
- Excellent Decorative Throughout
- Sought After Residential Area
- Tarmac Driveway
- Oil Fired Central Heating
- Private Enclosed Yard

### VIEWING STRICTLY BY APPOINTMENT ONLY

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## THE PROPERTY COMPRISES:

### Description:

Daniel Henry Estate Agents are delighted to bring this stunning property to the market. Situated in the newly built development of Clooney Mews, this home has been finished to the highest degree. Early viewing is highly recommended to appreciate all that this house has to offer. Viewing is by appointment only with the undersigned agent.

### Location:

Leaving Ballykelly along the Clooney Rd, take left into Glasvey Drive and No.1 Clooney Mews is situated immediately on your right hand side.

### Ground Floor Accommodation:

#### Hallway:

19'4" x 7'2" (5.9 x 2.2)  
PVC Composite front door. Tiled flooring.

#### Lounge:

16'4" x 12'5" (5.0 x 3.8)  
Dual aspect lounge. Large media wall with built in electric fireplace. Dimmer switch. Carpet flooring.

#### L-Shaped Kitchen / Diner

22'3" x 20'11" (at widest points) (6.8 x 6.4 (at widest points))  
Fitted with a modern range of eye and low level units with matching worktops and splashback. Under unit lighting. Stainless steel sink unit. Fitted electric ovens and counter top induction hob. Extractor fan and light. Built in fridge freezer. Plumbed for dishwasher. Large centre island. Tiled flooring. uPVC sliding doors to south facing enclosed paved courtyard.  
Large area with seating for a number of people.

#### Utility:

9'10" x 6'10" (3.0 x 2.1)  
Fitted with a range of eye and low level units with matching worktop and splashback. Stainless steel sink unit. Plumbed for automatic dishwasher. Tiled flooring. Walk in pantry.

#### Separate W.C.

With a low flush W.C. and wall mounted wash hand basin with under unit storage. Extractor fan. Tiled flooring. Chrome heated towel rail.

### First Floor Accommodation:

#### Bedroom 1:

12'5" x 12'5" (3.8 x 3.8)  
Carpet flooring. Fitted built in slide robes. Dimmer switch. Double PVC doors leading to a Juliet balcony.

#### En-suite:

12'5" x 4'7" (3.8 x 1.4)  
Fully tiled shower cubicle with power shower. Low Flush W.C. Pedestal wash hand basin. Extractor fan. Tiled flooring.

#### Bedroom 2:

12'9" x 10'9" (3.9 x 3.3)  
Carpet flooring.

#### Bedroom 3:

12'9" x 9'6" (3.9 x 2.9)  
Carpet flooring.

#### Bedroom 4:

12'9" x 10'2" (3.9 x 3.1)  
Carpet flooring.

#### Bathroom:

Large walk in shower with thermostatic shower. Wall mounted wash hand basin with storage underneath. Low Flush W.C. Fitted white bath. Tiled flooring. Fully tiled walls.

#### Exterior Features:

Large tarmac driveway to the side of the property with parking for a number of cars. Wrought iron fencing around the front and side of the property. Wrap around garden laid in lawn. Rear yard with designer pavia and enclosed by red brick wall.

