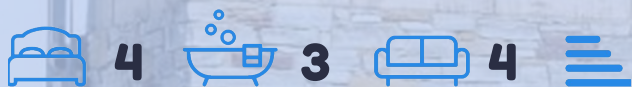




## 232 Clooney Road Londonderry, BT47 3DZ

**Offers over £425,000**



Homepage Estate Agents are delighted to offer for sale this stunning 4 bedroom detached property, ideally situated on the Clooney Road, just on the outskirts of Greysteel.

Caringly designed to combine stunning internal features with the convenience of a modern, well-planned family home.

Extending to circa 2,900 sq ft, the accommodation comprises of grand entrance hall, 4 reception rooms, open plan kitchen/dining/living, large utility area with storage and downstairs WC.

On the first floor this property boasts 4 double bedrooms (2 with ensuite), 2 balconies with beautiful countryside views and a wet room style family bathroom with jacuzzi bath.

Accessed via a private driveway with parking to the front, side and rear, this property further benefits from a large stoned yard to the rear and a detached double two story workshop with pedestrian doors and secure roller doors.

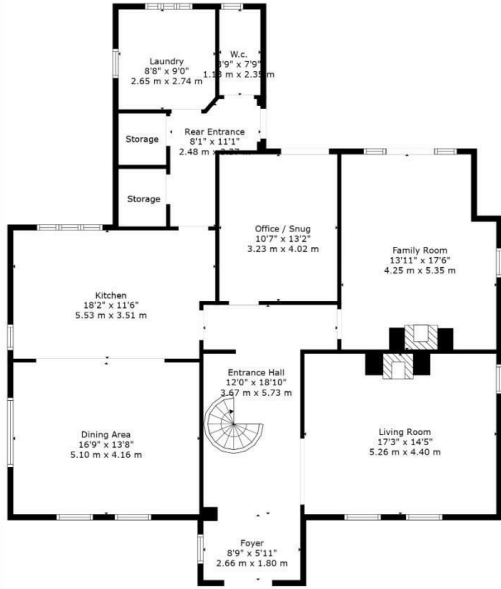
Ideally located on the main A2 Clooney Road, this home is perfectly located for those wishing to avail of countryside living within an easily commutable distance to Derry/Londonderry (8miles) or Limavady (5.5miles).

Finished to a very high standard, with some striking architectural features, this family home is sure to appeal to a wide range of buyers.

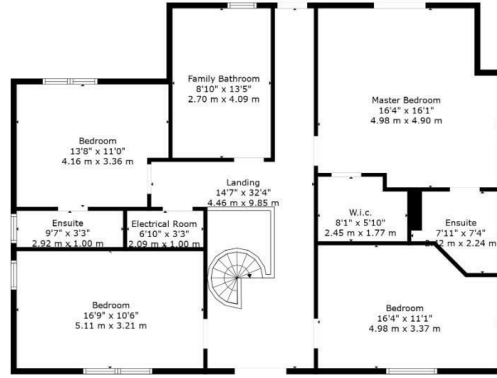
- 4 BEDROOM
- DETACHED
- LARGE FAMILY HOME
- 4 RECEPTION ROOMS
- 3 BATHROOMS
- UNDERFLOOR HEATING
- OFCH
- STUNNING INTERNAL FEATURES
- WORKSHOP / GARAGE TO REAR
- SOUGHT AFTER LOCATION



# 232 Clooney Road



Ground Floor



First 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 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.

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