



46 Riverview Ballykelly, BT49 9QP



Homepage Estate Agents are delighted to offer this exceptional 4 bedroom detached home, within the much sought after development at Riverview, Ballykelly.

Extending to circa 1,800 sq ft, the property benefits from a spacious plot, detached garage, tarmac driveway, front lawns, large patio area leading from open plan kitchen, private rear garden enclosed by boundary fencing and hedgerows.

Internally the house is spacious and well-appointed with 2 reception rooms, open plan kitchen / dining, large utility, 4 bedrooms (all with built in storage) and 3 bathrooms. The master bedroom includes an ensuite shower room. The living room features a beautiful marble fireplace. The open plan kitchen/dining area is fully equipped with some stunning features.

Ideally located just off the Main A2 road this home is within close proximity to a multitude of local amenities and the main commuter links to Coleraine and Derry/Londonderry.

This property offers bright and spacious accommodation in a delightful rural setting and has been designed to suit today's modern living family.

- 4 BEDROOM DETACHED
- LARGE FAMILY HOME
- CIRCA 1,800 SQ FT
- 3 BATHROOMS
- OPEN PLAN KITCHEN / DINING
- 2 LIVING ROOMS
- GREAT STORAGE
- DETACHED GARAGE
- LARGE PRIVATE SITE
- SOUGHT AFTER LOCATION

Offers around £259,950

46 Riverview

BALLYKELLY



TOTAL FLOOR AREA - circa 1,750 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Northern Ireland EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

Northern Ireland EU Directive 2002/91/EC



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