



## 12 Carnanbane Road Dungiven, BT47 4SR



Homepage Estate Agents are delighted to present this immaculate four bedroom detached family home, circa 2.5 miles outside Dungiven.

This chalet style bungalow is presented in very high standard throughout and the accommodation comprises of a large entrance porch hall & foyer, front facing lounge brimming with natural light, large open plan kitchen / living / dining area, with feature stove and vaulted ceiling, utility room, family bathroom and two downstairs double bedrooms on the ground floor.

The first floor of this property boasts a generous landing with home office space, two large double bedrooms including master suite with built in storage, vanity area, and a recently renovated bathroom with free standing bath.

The property benefits from a spacious yet private plot (circa 1.2 acres) with part plantation, accessed via private tarmac driveway to the front and side with ample parking to the rear, with mature garden lawn to the front and rear, privately enclosed by mature trees and decorative hedgerows. Externally the property has multiple outbuildings & sheds and a bespoke carport.

Offering excellent living accommodation and outdoor space this property is sure to appeal to a wide range of buyers.

**Asking price £324,950**

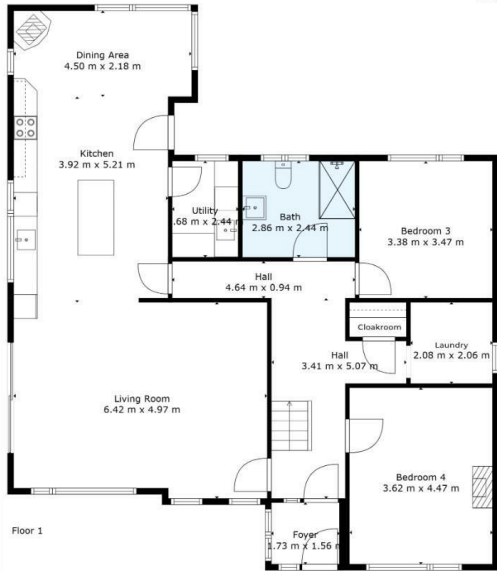
### Viewing

Please contact our Homepage Estate Agents Office on 028 7187 6261 if you wish to arrange a viewing appointment for this property or require further information.

- 4 BEDROOM DETACHED
- LARGE FAMILY HOME
- CHALET BUNGALOW
- STUNNING INTERNAL FEATURES
- OPEN PLAN KITCHEN / LIVING / DINING
- FEATURE MULTI FUEL STOVE
- RECENT MODERNISATIONS
- LARGE PRIVATE SIZE



# 12 Carnanbane Road DUNGIVEN



Floor 2



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

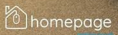
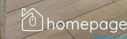
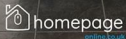
EU Directive 2002/91/EC

## 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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