



12 Ballyleagry Road, Limavady, BT49 0NJ

Asking price £449,950



Homepage Estate Agents are delighted to present this exceptional opportunity to acquire a truly unique property ideally located just 2 miles from Limavady, and 6 miles from Dungiven.

This large detached family home is set on a superb site with views over the surrounding countryside, providing a bright and spacious layout across this modern internal design.

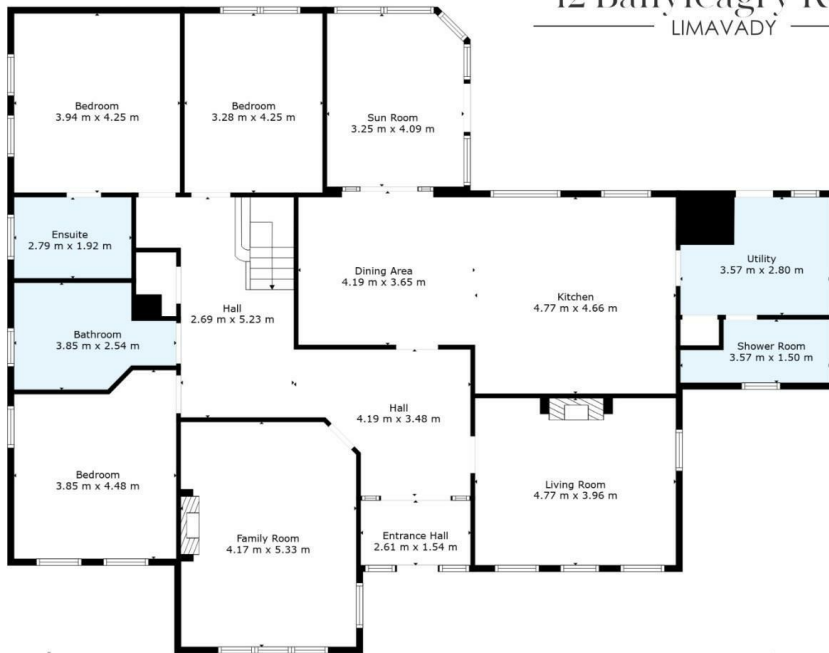
Extending to circa 3,000 sq ft, this spacious property is presented in very high standard throughout, and the expansive layout benefits from 3 reception rooms, with open plan kitchen / living / dining, utility area, downstairs shower room, 2 large living rooms, 3 double bedrooms (1 ensuite) and a family bathroom on the ground floor.

The first floor layout includes master bedroom with ensuite and a second bedroom with walk in wardrobe and ensuite.

Externally the property benefits from a superb site laid out in lawns and shrubbery, enclosed by mature hedgerows trees and decorative walling. There is ample parking to the front, side and rear and further benefits from a double garage, carport, garden room and BBQ hut.

- LARGE 5 BEDROOM FAMILY HOME
- CHALET BUNGALOW STYLE
- 3 ENSUITE BEDROOMS
- 3 RECEPTION ROOMS
- STUNNING FINISHES THROUGHOUT
- DUAL OIL & SOLID FUEL CENTRAL HEATING
- EXPANSIVE MATURE SITE
- DOUBLE DETACHED GARAGE & CAR PORT
- PICTURESQUE RURAL LOCATION

12 Ballyleagry Road LIMAVADY



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 measurements are approximate.

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

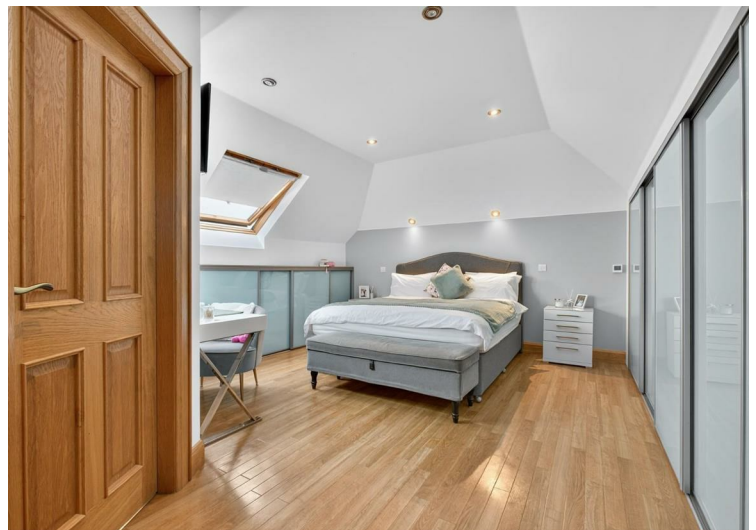
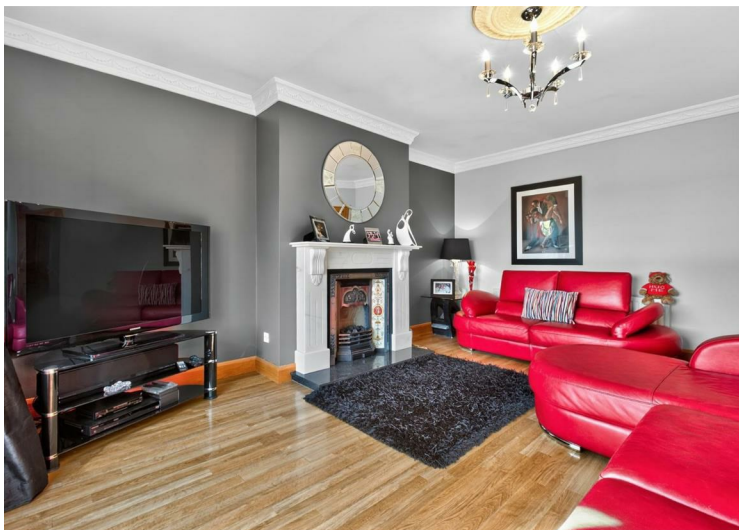
EU Directive
2002/91/EC

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



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Tel: 028 7187 6261 | Email: info@homepageonline.co.uk

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