



## 25 Whistlebare Cottages Londonderry, BT47 4UJ



Located in a popular residential development, this well maintained 4 bedroom family home offers a stylish and spacious layout ideal for modern family living.

The property benefits from a private driveway, detached garage, and enclosed private rear garden featuring a bespoke glass fronted garden room.

Internally, the ground floor comprises of an inviting hallway, large reception with open fire, a bright open plan kitchen / dining / sunroom with patio doors leading to the rear, large utility space and a downstairs 'wet room' style shower room.

The first floor boasts four generous bedrooms with master W.C. ample storage and a large family bathroom.

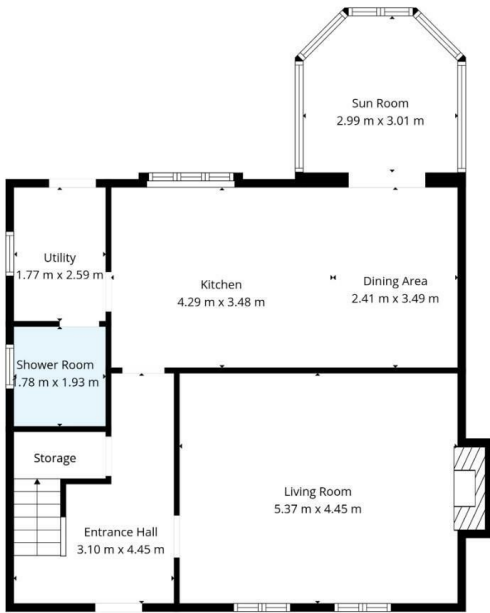
Offering excellent living accommodation and exceptional condition internally, this beautiful family home will appeal to a wide range of buyers.

**£239,950**

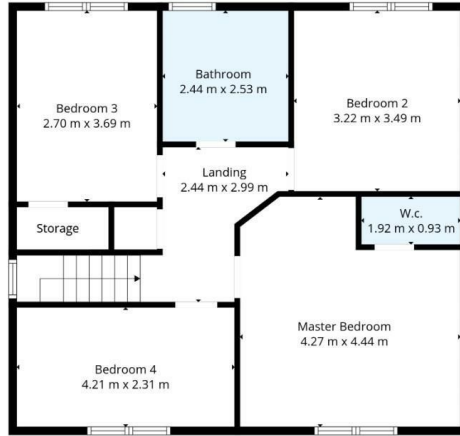
- 4 BEDROOM DETACHED
- LARGE MODERN FAMILY HOME
- DETACHED GARAGE
- OPEN PLAN KITCHEN / DINING / SUNROOM
- LARGE RECEPTION ROOM WITH OPEN FIRE
- THREE BATHROOMS INC DOWNSTAIRS SHOWER ROOM
- CONTEMPORARY FINISHES THROUGHOUT
- PRIVATE ENCLOSED REAR GARDEN

# 25 Whistlebare Cottages

DUNGIVEN



Floor 1



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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

Northern Ireland

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