



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.

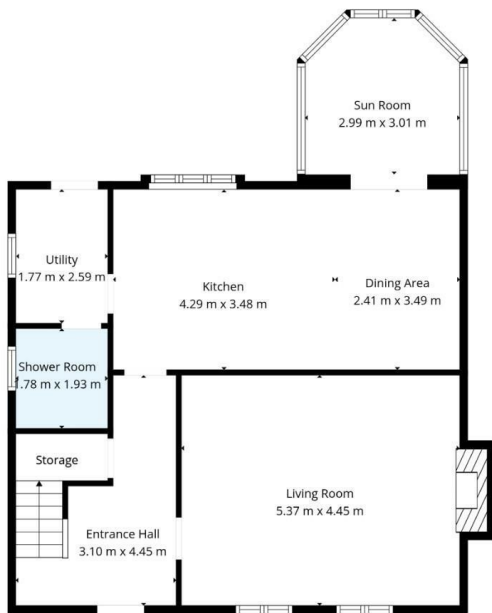
Offering excellent living accommodation and exceptional condition internally, this beautiful family home will appeal to a wide range of buyers.

£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) 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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