



194a Tamnaherin Road Derry / Londonderry, BT47 3NP



Homepage Estate Agents are delighted to offer For Sale this prestigious modern new home Ideally situated 3 miles from Eglinton village and 3.5 miles from Derry.

Extending to circa 2,600 sq ft, this luxurious Four bedroom detached residence boasts spacious open plan living accommodation and a downstairs en-suite bedroom.

Externally the property benefits from a spacious plot, stoned driveway, detached garage, large front & rear gardens laid out in lawn all enclosed with hedging and perimeter fencing.

Accessed from both the living area and lounge, the bespoke 'Covered Patio' offers the perfect external seating area and fire brace with TV points at high level, external sockets and down lighting.

This 4 bedroom, 2 reception, 4 bathroom home offers a full designer turnkey package with some exceptional internal features and quality of finish.

Homes of this quality and standard rarely come onto the open market.

- LARGE DETACHED FAMILY RESIDENCE
- OPEN PLAN KITCHEN / DINING / LIVING
- GROUND FLOOR EN-SUITE BEDROOM
- LUXURY TURNKEY FINISHES
- DETACHED GARAGE
- PRIVATE GARDENS
- FEATURE COVERED SEATING AREA
- SOUGHT AFTER LOCATION

Asking price £544,950

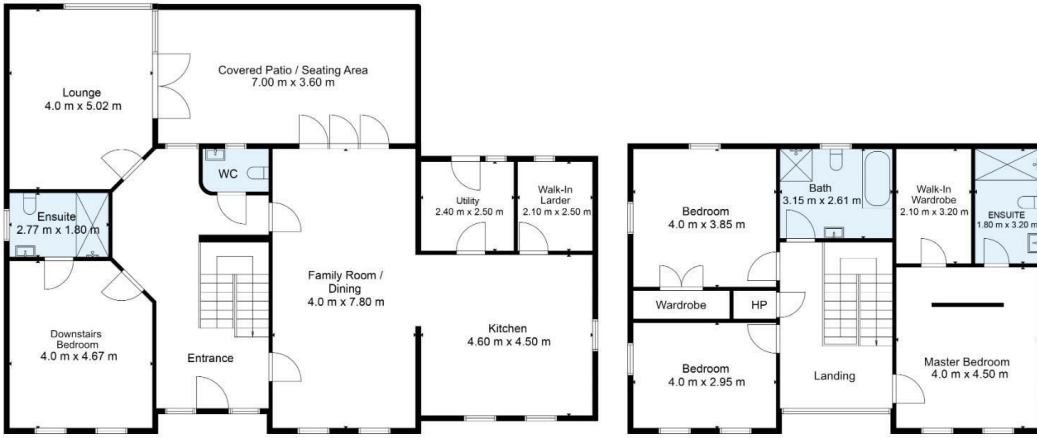
Viewing

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.

194a Tamnaherin Road

EGLINTON



ground floor

first floor

TOTAL FLOOR AREA - circa 2,500 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
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



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.

Homepage Estate Agents

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

www.clickhomepage.online

