




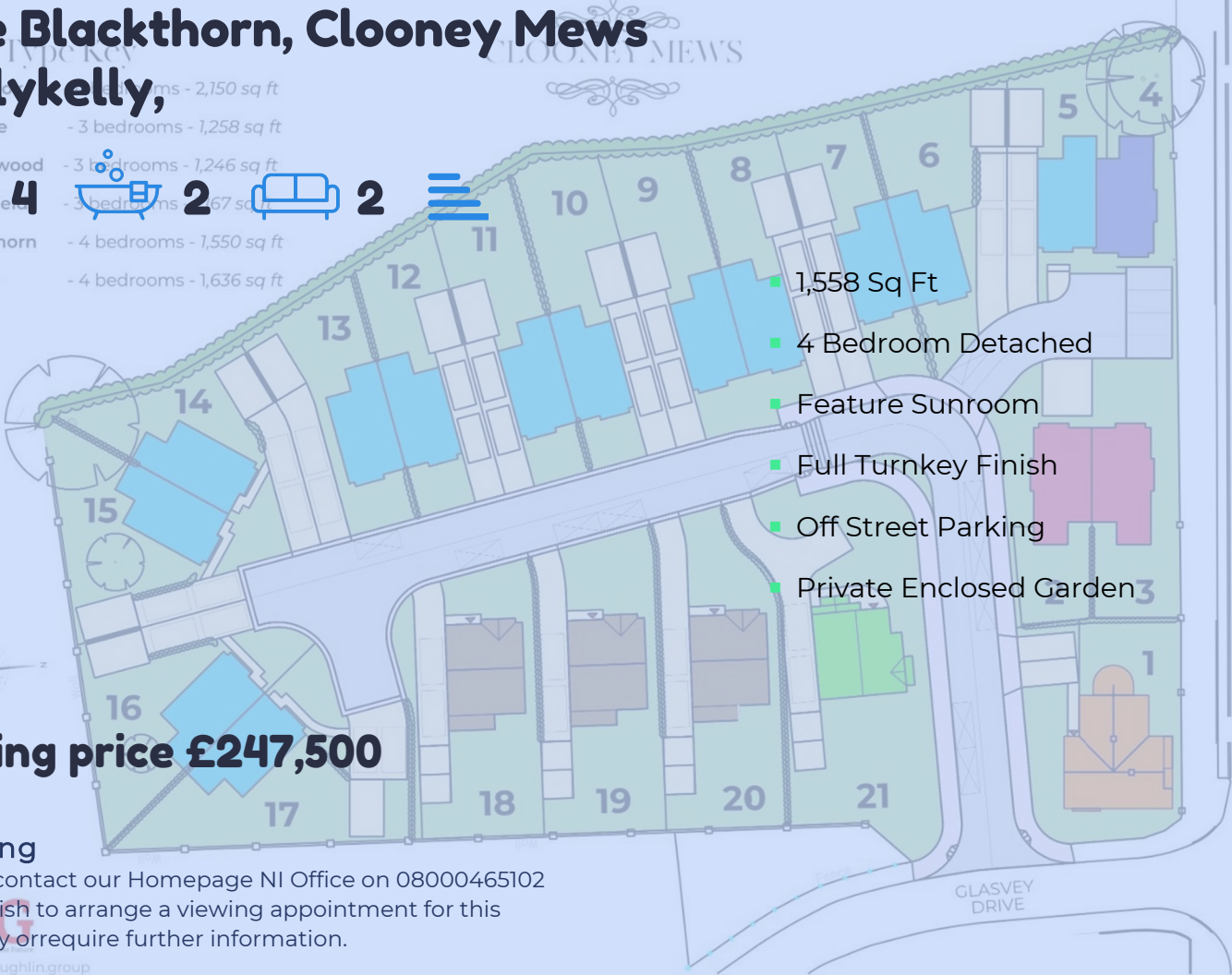


The Blackthorn, Clooney Mews Ballykelly

House Type Key

	Baytree - 3 bedrooms - 1,258 sq ft
	Beechwood - 3 bedrooms - 1,246 sq ft
	Larchfields - 3 bedrooms - 1,267 sq ft
	Blackthorn - 4 bedrooms - 1,550 sq ft
	Willow - 4 bedrooms - 1,636 sq ft

4  **2**  **2** 



- 1,558 Sq Ft
- 4 Bedroom Detached
- Feature Sunroom
- Full Turnkey Finish
- Off Street Parking
- Private Enclosed Garden

Asking price £247,500

Viewing
 Please contact our Homepage NI Office on 08000465102
 if you wish to arrange a viewing appointment for this
 property or require further information.

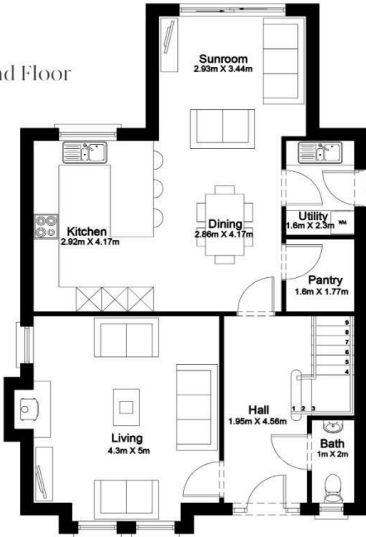
Residential Development

CLOONEY ROAD, BALLYKELLY

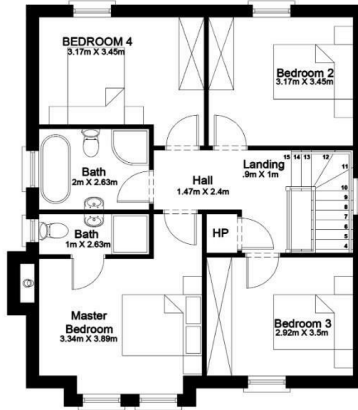
The Blackthorn

Sites 18 - 20

Ground Floor



First Floor



TOTAL FLOOR AREA
1,550 sq ft approx

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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) 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			
England & Wales		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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