



Premium New Build Loughermore Road Limavady, BT49 9JQ



Homepage Estate Agents are delighted to offer for sale this premium, contemporary style new build property currently under construction, occupying a large elevated site with stunning panoramic views over the surrounding countryside.

Extending to circa 2,700 sq ft, this luxurious five bedroom detached residence comprises of on the ground floor a spacious entrance hall, open plan kitchen / living / dining ,leading into a large sunroom, utility with shower room and boot room. The sleeping accommodation comprises of 3 double bedrooms with master ensuite and large family bathroom.

The first floor boasts a spacious landing with two double bedrooms and shower room.

Homes of this quality and standard rarely come onto the open market, and this is an exceptional opportunity to acquire a truly unique countryside property close to main commuter links.

Asking price £465,000

Viewing

Please contact our Homepage Estate Agents Office on 028

7187 6261

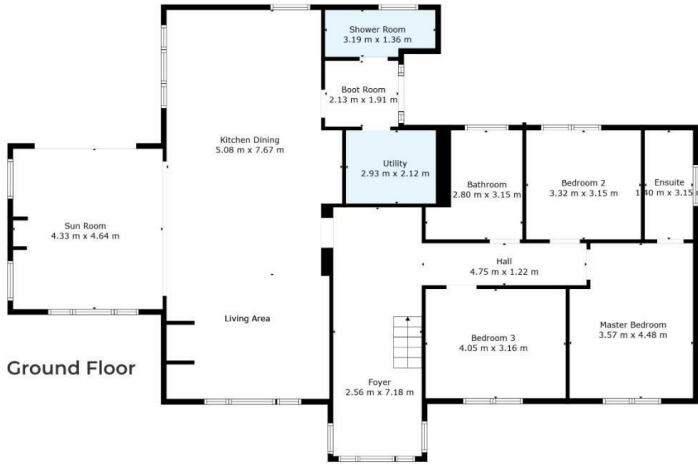
if you wish to arrange a viewing appointment for this property or require further information.

- LARGE DETACHED FAMILY RESIDENCE
- CHALET BUNGALOW STYLE
- 5 BEDROOMS
- 4 BATHROOMS
- 2 LARGE RECEPTION ROOMS
- 3 GROUND FLOOR BEDROOMS
- CONTEMPORARY TURNKEY FINISHES
- STUNNING COUNTRYSIDE VIEWS
- CIRCA 2,700 SQ FT
- SOUGHT AFTER LOCATION

Loughmore Road LIMAVADY



First Floor



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 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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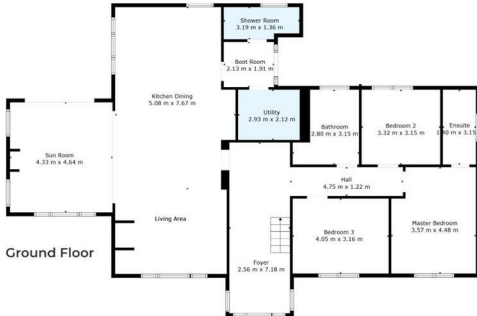


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Proposed Site Plan



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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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