



## 28 Benbraddagh Rise Dungiven, BT47 4GX



Homepage Estate Agents are delighted to offer for sale this well presented four bedroom detached family home, situated within the popular Benbradagh Rise development in Gortnaghey, Dungiven. Offering bright, well proportioned accommodation throughout, this property is ideally suited to modern family living.

The ground floor comprises a welcoming entrance hall, spacious living room, and a generous open plan kitchen / dining area forming the heart of the home. A separate utility room and ground floor WC provide additional practicality and storage.

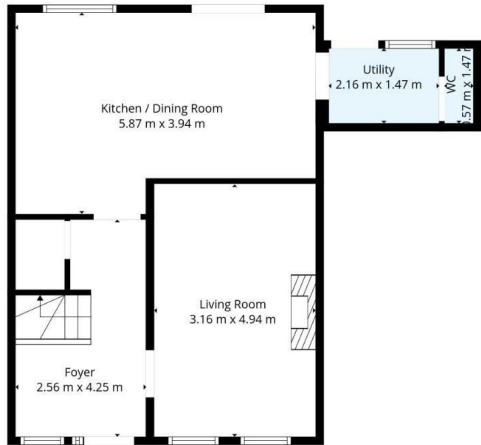
On the first floor, a spacious landing leads to four well proportioned bedrooms (two with ensuite), along with ample storage and a main family bathroom.

Externally, the property benefits from a private driveway, integrated garage and enclosed rear garden, offering excellent outdoor space in a convenient residential setting.

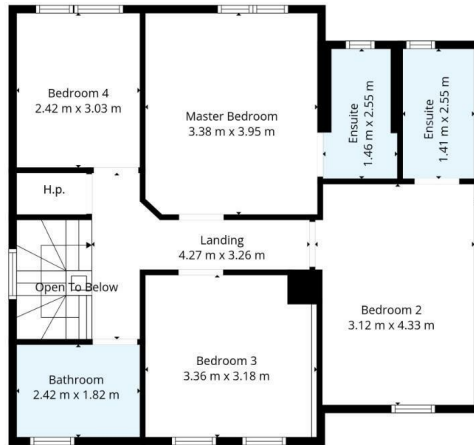
Offering excellent living accommodation and outdoor space this property is sure to appeal to a wide range of buyers.

**Offers over £189,950**

- LARGE DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS
- 4 BATHROOMS (TWO ENSUITE)
- OPEN PLAN KITCHEN / DINING AREA
- SEPARATE UTILITY ROOM AND GROUND FLOOR WC
- BRIGHT AND WELL PROPORTIONED ACCOMMODATION
- INTEGRATED GARAGE
- PRIVATE DRIVEWAY WITH AMPLE PARKING
- ENCLOSED REAR GARDEN



1st Floor



2nd Floor

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		
<b>Northern Ireland</b>		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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Northern Ireland</b>		EU Directive 2002/91/EC



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