



Hollow Hills Ballykelly, BT49 9FW



Homepage Estate Agents are delighted to offer for sale this exceptional four bedroom detached family home, ideally positioned within the sought after Hollow Hills development.

This recently constructed property offers spacious, well designed accommodation extending over two floors, finished to a high standard throughout and presented in excellent condition. The ground floor comprises a welcoming entrance hall, family room, lounge, and an impressive open plan kitchen / dining area with feature sunroom, creating a bright and sociable living space, along with a utility room and ground floor W.C.

The first floor provides four well proportioned bedrooms, including a principal bedroom with ensuite, alongside a contemporary family bathroom and a further feature ' Jack & Jill ' style bathroom serving two bedrooms.

Externally the property benefits from a tarmac driveway providing ample parking, with a private enclosed rear garden and paved patio area ideal for outdoor entertaining.

Located just off the Loughermore Road, this home offers a peaceful residential setting while remaining convenient to Ballykelly, Limavady and surrounding transport links. This is an excellent opportunity to acquire a modern, turnkey home in a highly regarded development.

£297,500

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.

- STUNNING FOUR BEDROOM DETACHED FAMILY HOME
- RECENT NEW BUILD FINISHED TO A HIGH STANDARD
- THREE RECEPTION AREAS INCLUDING SUNROOM
- OPEN PLAN KITCHEN / DINING LIVING SPACE
- UTILITY ROOM AND GROUND FLOOR W.C.
- FOUR BATHROOMS INCLUDING ENSUITE AND JACK & JILL
- LARGE DOUBLE BEDROOMS
- PRIVATE ENCLOSED REAR GARDEN WITH PATIO AREA
- TARMAC DRIVEWAY WITH OFF STREET PARKING
- SOUGHT AFTER LOCATION

House Type A



GROUND FLOOR

- | | | |
|----|------------------|-------------|
| 1. | Family Room | 3.2m x 4.3m |
| 2. | Lounge Area | 3.2m x 4.3m |
| 3. | Kitchen & Dining | 6.7m x 3.5m |
| 4. | Sun Room | 2.8m x 2.9m |
| 5. | Utility Room | 2.0m x 2.3m |
| 6. | WC | 2.0m x 1.1m |

FIRST FLOOR

- | | | |
|----|----------------|-------------|
| 1. | Bedroom 3 | 3.2m x 2.7m |
| 2. | Bedroom 4 | 3.2m x 3.0m |
| 3. | En-suite | 3.2m x 1.2m |
| 4. | Master Bedroom | 3.2m x 3.5m |
| 5. | Bathroom | 2.2m x 2.4m |
| 6. | Bedroom 2 | 3.2m x 3.5m |
| 7. | En-suite | 2.5m x 1.5m |



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 (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		
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

