



419 Foreglen Road
, Dungiven, BT47 4PN

Offers over

 **5**  **4**  **3**  **D**



419 Foreglen Road

, Dungiven, BT47 4PN

Offers over £395,000



This large detached family home located just off the main A6 arterial route between Belfast (60 minutes) and Derry/Londonderry (20 minutes) offers potential buyers the opportunity to own a truly unique property with some exceptional features.

This 5 bedroom, 3 reception, 4 bathroom home has some exceptional features and quality of finish.

Homes of this standard rarely come onto the market. The property boasts large mature front and rear gardens, asphalt driveway, garage with electronic access door, separate external storage shed and raised patio area with glazing surround and tiled walkway into rear garden.

Accessed through double entrance doors the large porcelain tiled foyer has a beautiful decorative spiral staircase surrounded in marble wall tiling with stained glass feature windows and roof moulding. The entrance hall offers a preview to the host of intricate features this home has to offer.

There is wooden flooring to living room and hallway. A newly fitted kitchen open plan to dining and lounge area, with 5 bedrooms, 4 of which are en-suite. This home also has added features like twelve zone heating control, beam vacuum system, security alarm and triple glazing throughout.

The ground floor accommodation includes;

Living Room

Is finished to a high quality with solid oak flooring, exposed wooden roof beams to ceiling. A large feature wall with exposed brick gas fire, dimmer lighting, TV point and zone control heating panel.

Kitchen

Kitchen with open plan dining and lounge area is tiled throughout with access to outside raised patio via sliding patio door and separate French doors. The kitchen benefits

from lots of natural light from recessed roof skylights which add further character alongside hanging pendant lights and downlighters. The quality high and low level light grey units have brushed steel handles and sockets, metallic American style fridge freezer, Stoves 8 ring gas hob, dual oven and grill. A navy blue centre island with integrated stainless steel sink, wine cooler, space for dishwasher and quartz worktops throughout.

Rear Entrance hall

Can be accessed from the rear door, or through the kitchen with light grey half wall wooden panelling it includes access to the garage, separate w/c, cloak storage, second staircase and Utility room

Utility Room

Has built in units, worktop with sink and draining board and plumbed for washing machine & dryer.

Main Bathroom

Wet room style with full height tiling to shower area, large free-standing bath with mixer tap and shower head, low flush toilet, sink with vanity unit and vintage style radiator and towel rail.

Master Bedroom

Is a large double room, with dark wooden floor, full length built in sliding wardrobes, self-closing door and keypad lock and en-suite

En-suite

With full length tiling to shower cubicle, low flush toilet, sink with vanity unit, heated chrome towel rail, shaving plug socket and high-level storage units.

Bedroom 2 and Bedroom 3

Are both double bedrooms with light wooden flooring, full wall length sliding wardrobes, large triple glazed windows overlooking the garden with access to a shared En-suite.

En-suite

Features separate his and her sinks, above sink lighting and mirrors, full height tiled shower cubicle with two chrome heated towel rails and low flush toilet separate access to bedroom 2 & 3.

Bedroom 4

Is a large single room with light wooden flooring and built in sliding wardrobes

The 1st floor accommodation can be accessed via the spiral staircase in the main entrance hall or via second stairway in rear hall. It consists of;

Circular landing

Circular landing space with feature wooden ceiling paneling around decorative spiral staircase with access into large attic storage and bedroom 5

Bedroom 5

Has large sky light window, with built in sliding wardrobe and desk, space for double bed and access to second landing and private en-suite

En-suite

Includes, shower, heated chrome towel rail, sink with under sink vanity unit and low flush wc.

Second landing

Has space for additional desk or study area, as well as access to storage cupboard, office and bedroom 5

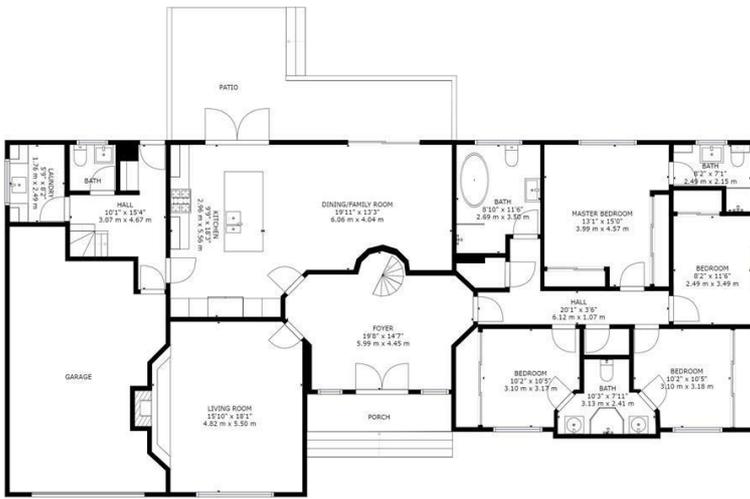
Office

Space is carpeted with 3 sided built in desk and storage, with filing and storage

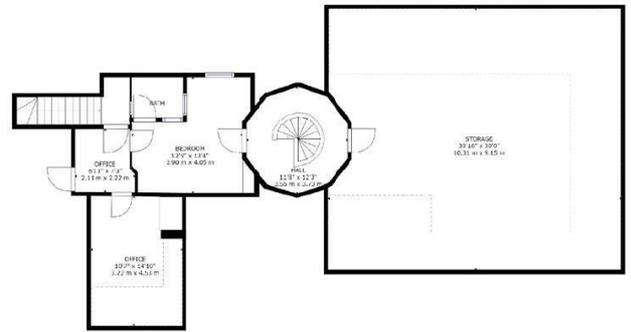
Attic storage

Is accessed via door from spiral staircase landing, it has been floored with large skylight window and has potential to be changed into an additional bedroom/playroom/cinema room/living area.





Ground floor



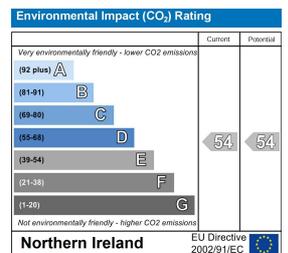
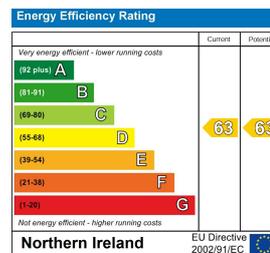
First Floor

GROSS INTERNAL AREA
 FLOOR 1: 2084 sq ft, 194 sq m, FLOOR 2: 937 sq ft, 87 sq m
 EXCLUDED AREA: REDUCED HEADROOM BELOW 1.9m: 617 sq ft, 57 sq m
 TOTAL: 3021 sq ft, 281 sq m
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Viewing

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



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: 08000465102 | Email: info@clickhomepage.online
 www.clickhomepage.online

