



39 Gortnarney Road Limavady, BT49 0PZ



Homepage Estate Agents are delighted to offer for sale this impressive detached family residence situated on the highly regarded Gortnarney Road, Limavady. Occupying a generous mature site in a peaceful semi rural setting, this spacious home offers flexible accommodation ideal for modern family living.

The ground floor comprises a welcoming entrance foyer, bright living room, family room, conservatory, open plan kitchen / dining area, utility room, W.C., and two additional versatile rooms including a ground floor bedroom and office / bedroom 5, offering excellent flexibility for growing families or those working from home.

The first floor boasts three well proportioned bedrooms including master bedroom with ensuite, ample storage, together with a family bathroom and spacious landing. Externally the property enjoys generous surrounding gardens and ample parking and detached garage.

Offering substantial accommodation in a sought after countryside location, this home presents an outstanding opportunity.

£324,950

Viewing

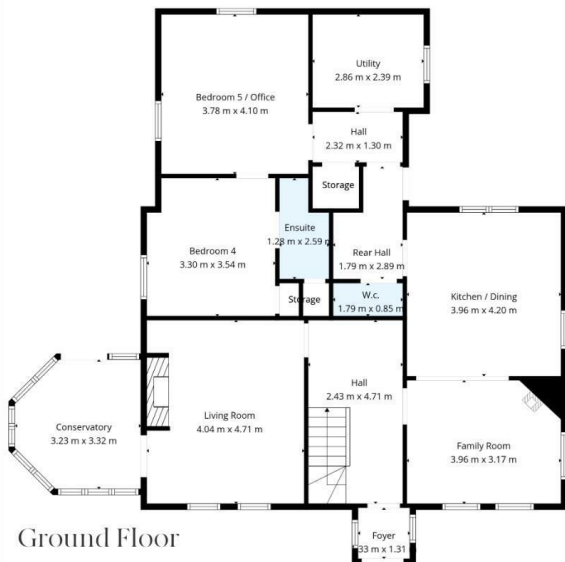
Please contact our Homepage Estate Agents Office on 028

7187 6261

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

- LARGE DETACHED FAMILY HOME
- DOWNSTAIRS ENSUITE BEDROOM
- 3 RECEPTION ROOMS
- OPEN PLAN KITCHEN / DINING / LIVING AREA
- CONTEMPORARY FINISHES THROUGHOUT
- OFCH & DOUBLE GLAZING
- DETACHED GARAGE
- MATURE SITE WITH AMPLE PARKING
- STUNNING COUNTRYSIDE PANORAMIC VIEWS

39 Gortnarney Road LIMAVADY



Ground Floor



First 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

EU Directive
2002/91/EC

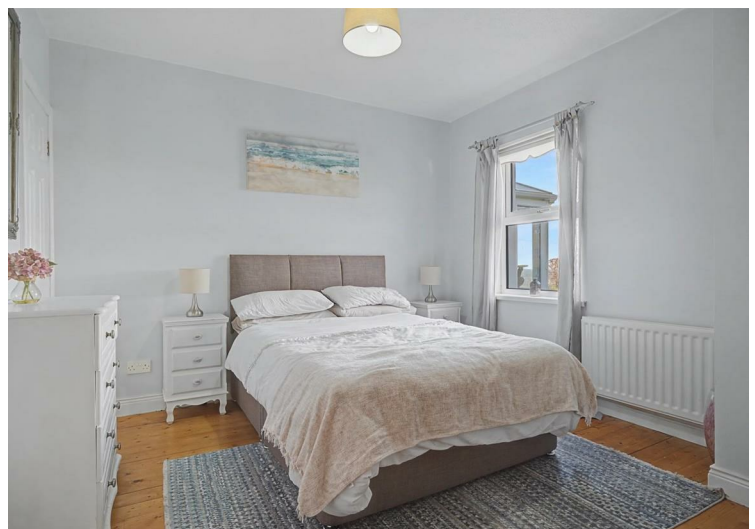


Environmental Impact (CO₂) Rating

	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



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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