

TEMPLETON  
ROBINSON



3 Clooney Park West,  
Limavady Road,  
Londonderry,  
BT47 6LA

Offers Around  
£549,950

Viewing by  
appointment with  
& through agent  
028 90 663030









A magnificent seven bedroom period residence which has been lovingly restored and beautifully decorated throughout.

Seldom does the opportunity arise to acquire a very substantial period residence in Clooney Park West, one of the city's most exclusive residential avenues.

It is indeed a delight to step through the most imposing entrance of this fine family home and appreciate an elegant and spacious interior which has been carefully maintained and tastefully decorated and retains all the character and charm of a bygone era.

Tall ceilings, decorative cornices and centrepieces, elegant bay windows and a beautiful staircase fully complement the spacious layout.

The property stands proudly on a large private mature plot and the conservatory overlooks a private walled garden with manicured lawns and mature plants and shrubs. The pillared entrance leads to an extensive private driveway carport and garage.









- Magnificent detached family residence with generous and flexible accommodation
- Fabulous, level site in an area of consistently high demand
- Three principle reception rooms each with feature fireplaces, sun room overlooking rear garden and first floor study
- Contemporary kitchen with integrated appliances, breakfast bar and separate utility room
- Cloakroom with wc, ground floor shower room and bathrooms on both the first and second floor.
- Four generous first floor bedrooms (master en suite) with three further bedrooms on the second floor
- Ample driveway parking, detached garage, extensive mature gardens in lawn with patio area and well stocked beds
- Oil fired central heating, rewired and re plumbed

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The Property Comprises:

## Ground Floor

### ENTRANCE PORCH:

RECEPTION HALL: Wooden floor boards, decorative coving.

CLOAKROOM/WC: Low flush suite and storage under stairs.

DINING ROOM: 18' 8" x 14' 6" (5.69m x 4.42m) Marble fireplace and hearth, cornice ceiling, ceiling rose, picture rail, sanded and varnished floor boards.

LIVING ROOM: 16' 8" x 14' 6" (5.08m x 4.42m) Tiled fireplace with wooden surround, bay window, cornice ceiling, picture rail.

DRAWING ROOM: 21' 3" x 16' 6" (6.48m x 5.03m) Fireplace, two ceiling roses, cornice ceiling, picture rail. Door to . . .

SUN LOUNGE: 18' 4" x 11' 3" (5.59m x 3.43m) Laminate wood effect floor, patio doors.

KITCHEN: 16' 0" x 14' 4" (4.88m x 4.37m) Extensive units and worktops, Aga cooker, extractor hood, ceramic hob, sink unit, tiled splash back island unit, overhead clothes dryer, island unit/breakfast bar, tiled floor, downlighters.

UTILITY ROOM: 12' 0" x 9' 8" (3.66m x 2.95m) Belfast sink unit, oil burner, tiled floor, panelled ceiling.

SHOWER ROOM: Shower enclosure, wash hand basin and WC.

WINE CELLAR: (below stairs to first floor).

## First Floor Return

STUDY: 11' 0" x 10' 0" (3.35m x 3.05m)

SPACIOUS LANDING: Stained glass feature window on return.

## First Floor

MASTER BEDROOM: 16' 6" x 13' 9" (5.03m x 4.19m) Built-in wardrobe, bay window.

LARGE ENSUITE SHOWER ROOM: Shower enclosure with electric shower, wash hand basin, low flush wc, part tiled walls, tiled floor.

BEDROOM (2): 20' 7" x 14' 7" (6.27m x 4.44m) Ornate fireplace, cornice ceiling, picture rail, bay window.

BATHROOM: Free standing bath, shower enclosure, low flush wc, wash hand basin.

BEDROOM (3): 17' 10" x 14' 6" (5.44m x 4.42m) Fireplace, wash hand basin, extensive built-in wardrobes, cornice ceiling.

BEDROOM (4): 17' 4" x 14' 6" (5.28m x 4.42m) Fireplace, cornice ceiling.

INNER LANDING: Stairs to . . .

## Second Floor

LANDING: Built-in storage.

BEDROOM (5): 18' 6" x 12' 6" (5.64m x 3.81m) Storage in eaves.

BATHROOM: Free standing bath with mixer tap and telephone hand shower, wash hand basin, low flush wc.

BEDROOM (6): 19' 0" x 13' 0" (5.79m x 3.96m) Storage in eaves.

BEDROOM (7): 10' 4" x 8' 0" (3.15m x 2.44m)









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Outside

DETACHED GARAGE:

Wall to front with wrought iron railings, pillars and gates. Concrete driveway, car port to side, solid fuel store, oil tank. Fence and gate to extensive walled garden, extensive patio, barbeque area, an abundance of plants, trees and shrubs and beautiful lawns.

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## Floor Plans

### Ground Floor

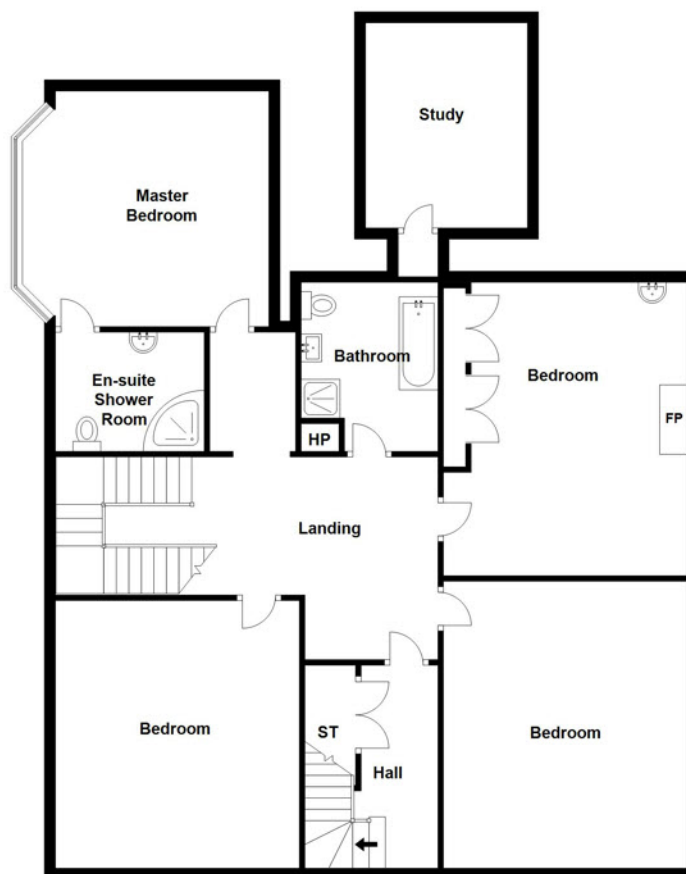
Approx. 160.7 sq. metres (1729.5 sq. feet)





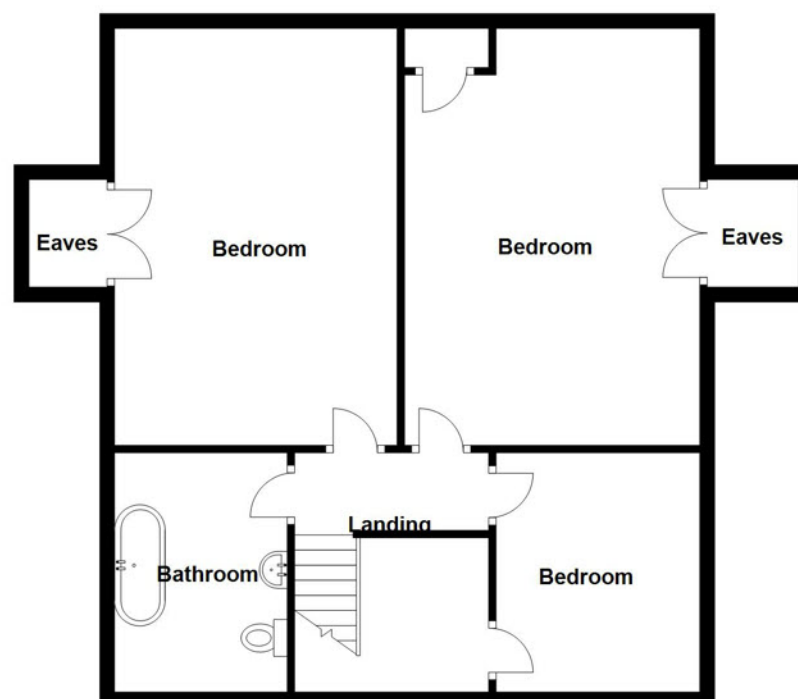
### First Floor

Approx. 145.3 sq. metres (1564.0 sq. feet)



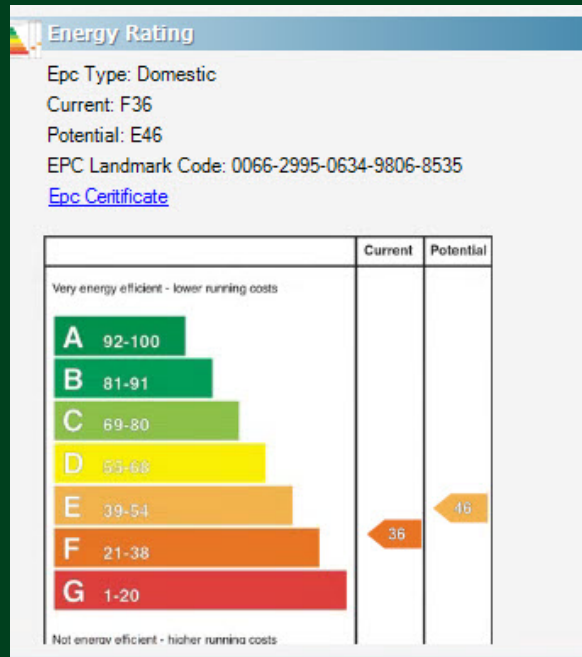
### Second Floor

Approx. 74.8 sq. metres (805.1 sq. feet)



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Location:

Limavady Road, Londonderry.

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