



## The Larchfield, Clooney Mews Development Ballykelly,



Clooney Mews, Ballykelly is a stunning collection of modern detached and semi-detached homes.

A choice of beautiful detached and semi-detached 2 storey homes enclosed rear gardens, tarmac driveways, paved patio areas, and full turnkey finishes all with spacious living accommodation.

Perfectly suited to family life, the development offers off street parking and secure enclosed rear gardens with countryside views overlooking Lough Foyle.

The Larchfield is a 3 Bedroom home extending to 1,167 sq ft, offering spacious living accommodation with feature Sunroom and full turnkey finish.

- 1,167 Sq Ft
- Feature Sunroom
- Full Turnkey Finish
- OFCH
- Off Street Parking
- Private Enclosed Garden

**No Price**

### 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.



## House Type Key

- **Ashbrook** - 4 bedrooms - 2,150 sq ft
- **Baytree** - 3 bedrooms - 1,258 sq ft
- **Beechwood** - 3 bedrooms - 1,246 sq ft
- **Larchfield** - 3 bedrooms - 1,167 sq ft
- **Blackthorn** - 4 bedrooms - 1,550 sq ft
- **Willow** - 4 bedrooms - 1,636 sq ft

## CLOONEY MEWS



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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EU Directive 2002/91/EC		

### Sites 4 & 5

### CLOONEY MEWS

### The Beechwood & Larchfield



### Sites 6 - 17

### CLOONEY MEWS

### The Larchfield



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