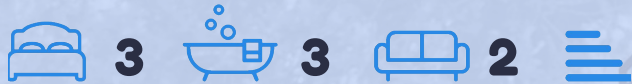




## New Development Carriage Court, Seacoast Road Limavady, BT49 0LD



Carriage Court, Seacoast Road, Magilligan is an Exciting New Development of 18 Modern Luxury Homes.

THE FOXGLOVE, 3 BED - 1,170 sq ft - Sites 1 & 2

THE BUTTERCUP, 3 BED - 1,170 sq ft - Sites 3 & 17

THE BLUEBELL, 4 BED - 1,390 sq ft - Sites 4 & 18

A choice of beautiful 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 the glorious Binneveagh Mountain.

Ideally situated on the Coast Road 7 miles from Limavady and 12 miles from Coleraine.

Suitable for first time buyers, young professionals and families alike.

ALL SOLD OUT

- THE FOXGLOVE, 3 BED - 1,170 sq ft - Sites 1 & 2
- THE BUTTERCUP, 3 BED - 1,170 sq ft - Sites 3 & 17
- THE BLUEBELL, 4 BED - 1,390 sq ft - Sites 4 & 18

SEACOAST ROAD, MAGILLIGAN

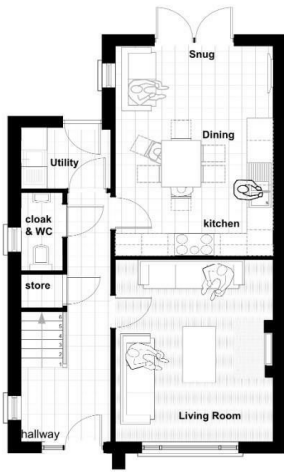
### Offers around No Price

#### Viewing

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

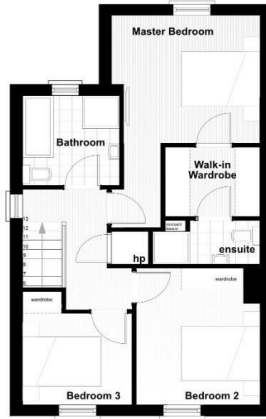


## FLOOR PLAN - House Type A, The Foxglove



### GROUND FLOOR PLAN

Lounge - 4.9m x 3.6m  
Kitchen / Dining - 5.6m x 3.6m  
Hall - 6.6m x 2.0m  
Utility - 2.1m x 1.7m



### FIRST FLOOR PLAN

Bedroom 1 - 3.7m x 3.6m  
Walk-in Wardrobe - 2.3m x 2.0m  
Bedroom 2 - 3.0m x 2.8m  
Bedroom 3 - 2.7m x 2.6m

TOTAL FLOOR AREA - 1,170 sq ft

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) <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		

Northern Ireland

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		

Northern Ireland

EU Directive  
2002/91/EC



## CARRIAGE COURT

Sea Coast Road, Magilligan



### Site Map Key

- The Foxglove (Type A)**  
3 bed - 1,170 sq ft
- The Buttercup (Type A1)**  
3 bed - 1,170 sq ft
- The Bluebell (Type B)**  
4 bed - 1,390 sq ft
- The Hawthorn (Type C)**  
3 bed - 1,050 sq ft



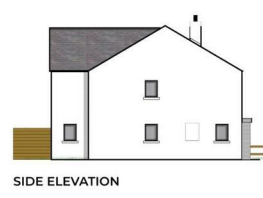
## ELEVATIONS - House Type A, The Foxglove



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

TOTAL FLOOR AREA - 1,170 sq ft

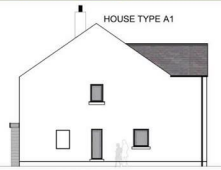
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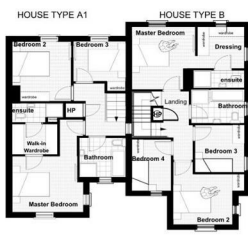
## ELEVATIONS - House Type A1, The Buttercup



FRONT ELEVATION



SIDE ELEVATION



TOTAL FLOOR AREA - 1,170 sq ft

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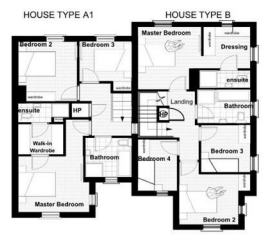
## ELEVATIONS - House Type B, The Bluebell



SIDE ELEVATION



FRONT ELEVATION



TOTAL FLOOR AREA - 1,390 sq ft

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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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