



21 Clooney Mews, Ballykelly Limavady, BT49 9FD



A beautiful detached 2 storey home with enclosed rear garden, tarmac driveway, paved patio area, all with spacious living accommodation.

Perfectly suited to family life, this property offers off street parking and secure enclosed rear garden with countryside views overlooking Lough Foyle.

This 4 Bedroom detached home extends to 1,640 sq ft, offering spacious living accommodation with feature Sunroom and suburb internal finishes.

Ideally situated just 3 miles from Limavady on the Main A2 road between Derry / Londonderry and Coleraine.

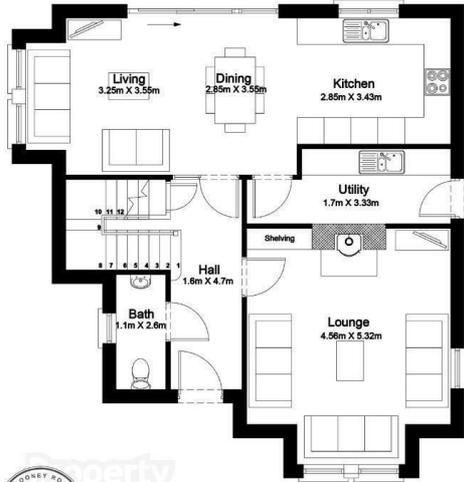
- LARGE 4 BED DETACHED
- 1,636 SQ FT
- 3 BATHROOMS
- CONTEMPORARY FINISH
- LARGE FRONT & REAR GARDENS
- SOUGHT AFTER LOCATION
- MODERN FAMILY HOME

Asking price £263,950

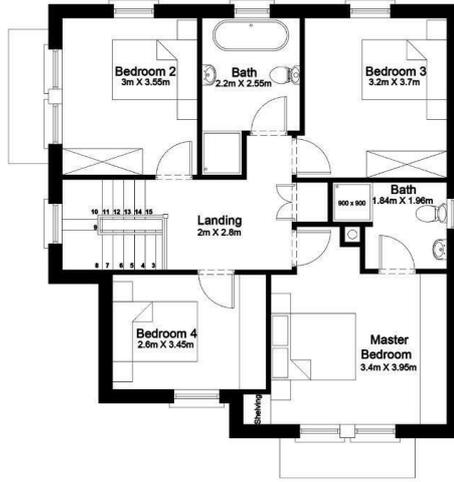
Viewing

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

Ground Floor



First Floor



TOTAL FLOOR AREA
1,638 sq ft approx

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



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