

HOUSE TYPE A



4 BEDROOM DETACHED  
CIRCA 1,650 SQ FT

## House Type A, Hollow Hills Ballykelly



Hollow Hills, Ballykelly is a stunning collection of modern luxury family homes.

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

HOUSE TYPE A is a 4 Bedroom Detached home extending to 1,650 sq ft, offering spacious living accommodation with feature Sunroom and open plan living.

The level of turnkey finish and attention to detail in this development is second to none.

This prestigious development just off the Loughermore Road, presents a perfectly tranquil environment, suitable for first time buyers, young professionals and families alike.

NEW PHASE COMING SOON

- 1,650 sq ft
- 4 Bedroom Detached
- Feature Sunroom
- 3 Reception Rooms
- 4 Bathrooms
- Designer Turnkey Finish
- Private Gardens
- Off Street Parking

£ POA

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

1. Family Room	3.2m x 4.3m
2. Lounge Area	3.2m x 4.3m
3. Kitchen & Dining	6.7m x 3.5m
4. Sun Room	2.8m x 2.9m
5. Utility Room	2.0m x 2.3m
6. WC	2.0m x 1.1m

# FIRST FLOOR

1. Bedroom 3	3.2m x 2.7m
2. Bedroom 4	3.2m x 3.0m
3. En-suite	3.2m x 1.2m
4. Master Bedroom	3.2m x 3.5m
5. Bathroom	2.2m x 2.4m
6. Bedroom 2	3.2m x 3.5m
7. En-suite	2.5m x 1.5m

HOUSE TYPES

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

Homepage Estate Agents

Tel: 08000465102 | Email: info@clickhomepage.online

www.clickhomepage.online

