



3 BED SEMI DETACHED  
CIRCA 1,250 SQ.FT

## House Type B 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 B is a 3 Bedroom Semi-Detached home extending to 1,250 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.

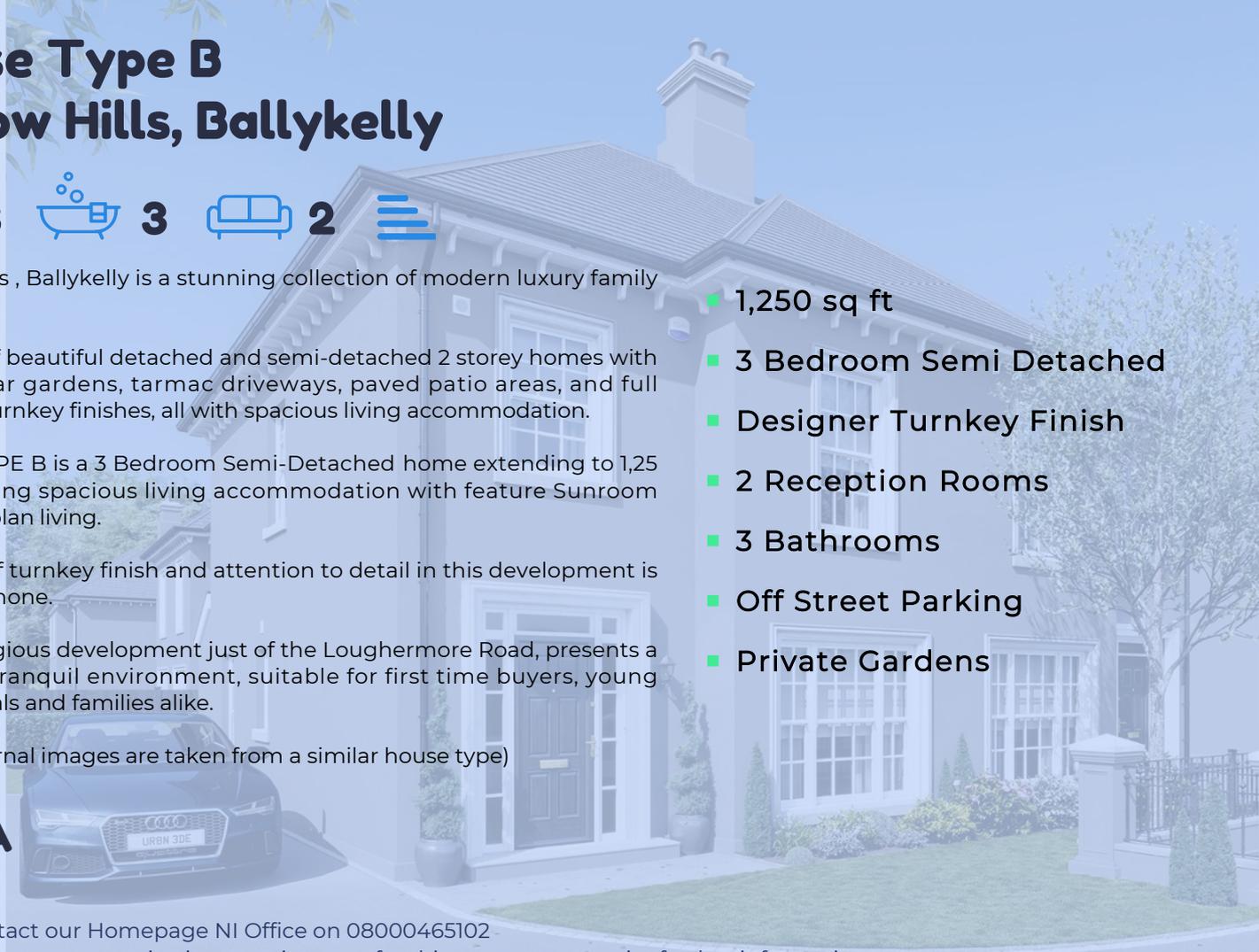
(some internal images are taken from a similar house type)

£ POA

### Viewing

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

- 1,250 sq ft
- 3 Bedroom Semi Detached
- Designer Turnkey Finish
- 2 Reception Rooms
- 3 Bathrooms
- Off Street Parking
- Private Gardens



# House Type B



GROUND FLOOR

- 1. Lounge Area 3.8m x 4.3m
- 2. WC 1.0m x 2.0m
- 3. Storage 0.9m x 2.0m
- 4. Kitchen 6.1m x 3.9m
- 5. Utility Room 2.8m x 2.0m

FIRST FLOOR

- 1. Master Bedroom 3.6m x 4.0m
- 2. Bathroom 2.4m x 2.3m
- 3. Bedroom 3 3.1m x 2.7m
- 4. Bedroom 2 2.9m x 3.9m
- 5. En-suite 2.9m x 1.2m



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



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