



169 Riverview Limavady, BT49 9FA

169 Riverview
BALLYKELLY



Homepage Estate Agents are delighted to offer this exceptional 4 bedroom detached home, within the much sought after new development at Riverview, Ballykelly.

Constructed in 2020, This property is finished to an excellent standard throughout with some high quality finishes and numerous additional upgrades, offering ample living space for families to enjoy.

Extending to circa 1,700 sq ft, the property benefits from a spacious plot, tarmac driveway, front lawns, large patio area leading from open plan kitchen, private rear garden with astro turf enclosed with wall and decorative black railings.

Ideally located just off the Main A2 road this home is within close proximity to a multitude of local amenities and the main commuter links to Coleraine and Derry/Londonderry.

Asking price £254,950

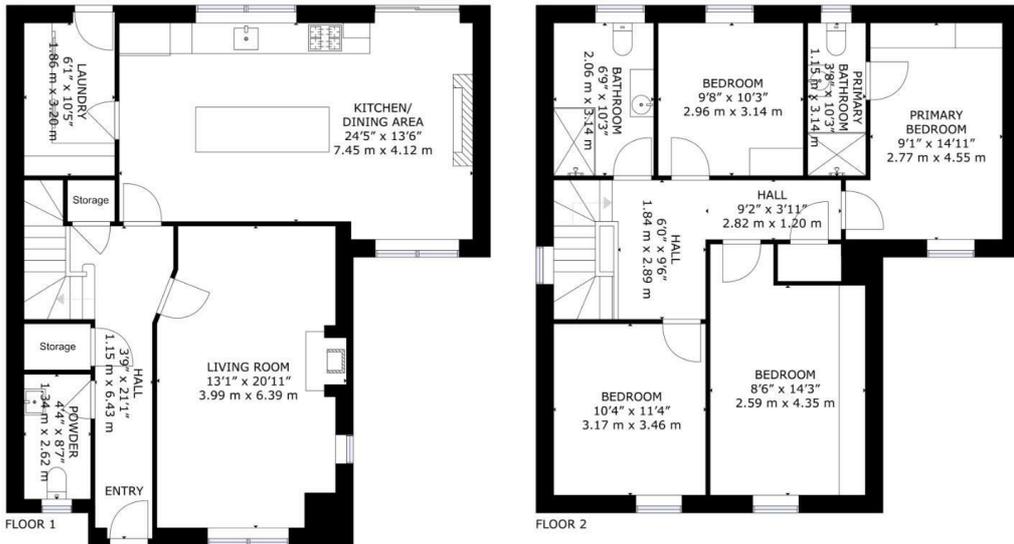
Viewing

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

- 4 BEDROOM DETACHED
- LARGE FAMILY HOME
- CIRCA 1,700 SQ FT
- 3 BATHROOMS
- OPEN PLAN KITCHEN / DINING / LIVING
- DESIGNER KITCHEN PACKAGE
- WOOD BURNING STOVE
- BUILT IN WARDROBES TO ALL BEDROOMS
- SOUGHT AFTER LOCATION

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TOTAL FLOOR AREA - circa 1,700 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)	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 ₂) 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	



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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