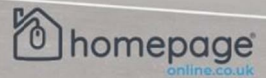


THE BALLYNESS

3 Bedroom Semi-Detached
Plots: 3,4



FERMAC
Properties Ltd



The Ballyness Benbraddagh Rise Dungiven, BT47 4GX



Benbraddagh Rise, Gortnahey is an Exciting New Development of 'Grade A Energy Rated' Modern New Homes.

This exclusive development of 3 and 4 bedroom detached and semi-detached properties are thoughtfully designed and beautifully built and will provide elegant, spacious and A rated energy efficient homes.

Each home will be finished to a renowned high quality standard and the mix of house types would be perfect for the first time buyer, young professional and the growing family.

The Ballyness is a 3 Bedroom home offering spacious living accommodation and full turnkey finish.

Benbraddagh Rise is located in the village of Gornaghey which is only a few minutes from the neighbouring town of Dungiven and 10 minutes from Limavady. It's location offers easy access to the new A6 road network meaning a commute to Derry city or Belfast is shorter now than ever before

- 3 BEDROOM FAMILY HOME
- 3 BATHROOMS
- SEMI-DETACHED
- FULL TURNKEY FINISH
- MODERN NEW HOMES
- SOLAR PHOTOVOLTAIC PANELS
- A ENERGY RATED

Asking price £164,950

Viewing

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

EPC A-Rated Homes, NHBC A-Rated Builder



Ground Floor

| | | |
|---------------------|-------------|-----------------|
| 1. Entrance Hall | 2.0m x 2.5m | 6ft.6 x 8ft.2 |
| 2. Living Room | 3.7m x 5.0m | 12ft.1 x 16ft.4 |
| 3. Kitchen / Dining | 5.8m x 3.6m | 19ft.0 x 11ft.8 |
| 4. Utility | 2.0m x 1.8m | 6ft.6 x 5ft.9 |
| 5. WC | 2.0m x 1.9m | 6ft.6 x 6ft.2 |

First Floor

| | | |
|-------------------|-------------|-----------------|
| 1. Master Bedroom | 3.6m x 4.2m | 11ft.8 x 13ft.8 |
| 2. En-suite | 2.2m x 1.0m | 7ft.2 x 3ft.3 |
| 3. Bedroom 2 | 3.3m x 3.3m | 10ft.8 x 10ft.8 |
| 4. Bedroom 3 | 2.4m x 2.6m | 7ft.9 x 8ft.5 |
| 5. Bathroom | 2.1m x 3.0m | 6ft.9 x 9ft.8 |

BENBRADAGH RISE | GORTNAHEY



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 | | |
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BENBRADAGH RISE | GORTNAHEY



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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