

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. Its 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	3.5m x 3.5m	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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