

# THE SAWEL

3 Bedroom Detached  
Plots: 6, 7, 8



FERMAC  
Properties Ltd



## The Sawel Benbradagh Rise Dungiven, BT47 4GX



Benbradagh 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 Sawel is a 3 Bedroom Detached home offering spacious living accommodation and full turnkey finish.

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

**Asking price £182,500**

### 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. Living Area	3.7m x 3.1m	12ft 11 x 10ft 2
2. Kitchen/Dining	5.8m x 3.7m	19ft 0 x 12ft 1
3. Utility	2.0m x 1.8m	6ft 6 x 5ft 9
4. 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) <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>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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