

# Willowcroft

## FEENY VILLAGE

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## The Ash Willowcroft Dungiven, BT47 4GD



Willowcroft is a stunning collection of modern new homes, offering a choice of beautiful detached and semi-detached homes with enclosed rear gardens, private driveways, paved patio areas, and a contemporary turnkey finish all with spacious living accommodation.

Perfectly suited to family life, this development lies within the Sperrins area of outstanding natural beauty with Banagher Glen Natural Reserve and forest located just a few miles from the village offering a range of idyllic walks in one of the oldest ancient oak woodlands in Ireland.

Ideally situated just 20 minute drive from Derry City and 5 minutes drive from both Claudy and Dungiven, this development presents a perfectly tranquil environment, suitable for first time buyers, young professionals and families alike.


The Ash House Type is a 4 Bedroom home extending to circa 1,270 sq ft, offering spacious living accommodation and turnkey finish.

**Asking price £189,950**

### 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 FAMILY HOME
- MASTER ENSUITE
- OPEN PLAN KITCHEN / DINING / SEATING AREA
- UTILITY ROOM
- CONTEMPORARY TURNKEY FINISH
- OIL FIRED CENTRAL HEATING
- OFF STREET PARKING
- TARMAC DRIVEWAYS
- SOUGHT AFTER LOCATION

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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		
<b>Northern Ireland</b>		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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Northern Ireland</b>		EU Directive 2002/91/EC 



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