



12 Clooney Mews Limavady, BT49 9PG



Clooney Mews, Ballykelly is a stunning collection of modern detached and semi-detached homes.

Constructed in 2021, This beautiful home extending to 1,260 sq ft, offers spacious living accommodation with feature Sunroom and modern finish benefiting from private rear gardens, tarmac driveways, paved patio areas, and three generous bedrooms.

Ideally situated just 3 miles from Limavady on the Main A2 road between Derry / Londonderry and Coleraine.

Suitable for first time buyers, young professionals and families.

- 3 BEDROOMS
- 3 BATHROOMS
- FEATURE SUNROOM
- STUNNING INTERNAL FINISH
- OFCH
- PRIVATE REAR GARDEN
- CONVENIENT LOCATION

Asking price £209,950

Viewing

Please contact our Homepage Estate Agents Office on 028 7187 6261

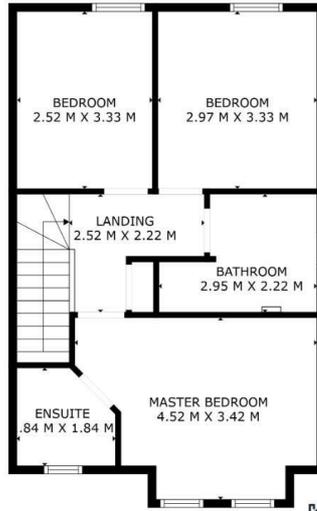
if you wish to arrange a viewing appointment for this property or require further information.

12 Clooney Mews

BALLYKÉLLY



FLOOR 1



FLOOR 2



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Northern Ireland

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

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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