



## 424 Foreglen Road Derry / Londonderry, BT47 4PN



Homepage Estate Agents are delighted to offer For Sale this prestigious modern new home, Ideally situated just off the main A6 arterial route offering excellent commuter access to both Derry & Belfast, only miles from Dungiven and 14 miles from Derry City.

This luxurious detached family residence offers potential buyers the opportunity to own a truly unique property with some exceptional internal & external features with beautiful countryside views.

This versatile 5 bedroom / 1 reception or 4 bed / 2 reception home with 4 bathrooms offers a full designer turnkey package with some excellent internal smart home features and quality of finish.

Homes of this quality and standard rarely come onto the open market, and this property offers bright and spacious accommodation in a delightful rural setting and has been designed to suit today's modern living family.

- LARGE DETACHED FAMILY RESIDENCE
- OPEN PLAN KITCHEN / DINING / LIVING
- 5 BEDROOMS WITH MASTER ENSUITE
- MASTER WALK IN WARDROBE
- 4 BATHROOMS
- 2 LARGE RECEPTIONS
- LUXURY TURNKEY FINISHES
- PRIVATE SITE WITH STUNING VIEWS
- UNDERFLOOR HEATING & SMART HOME FEATURES
- SOUGHT AFTER LOCATION

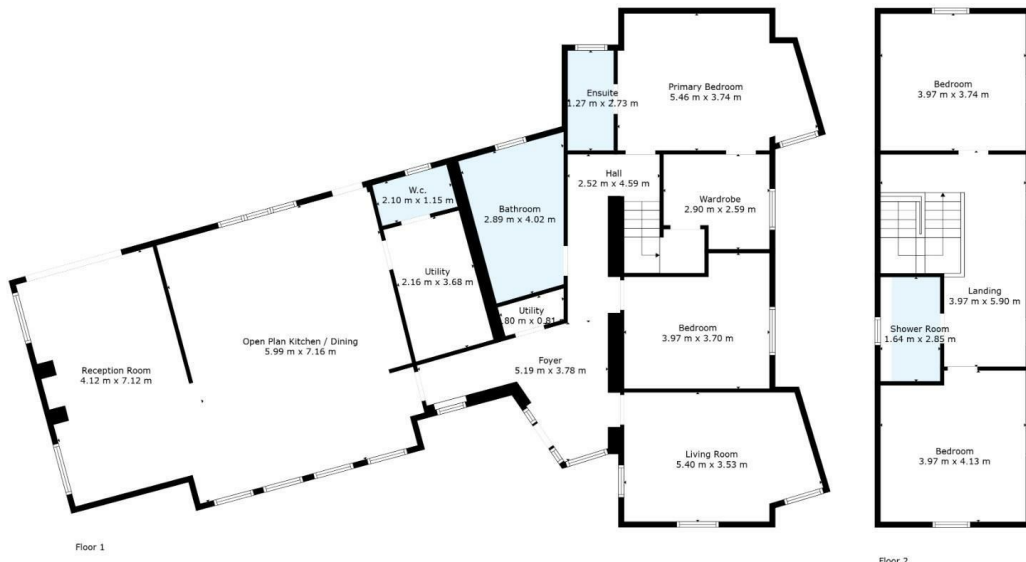
### Offers over £594,950

#### 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.



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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
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

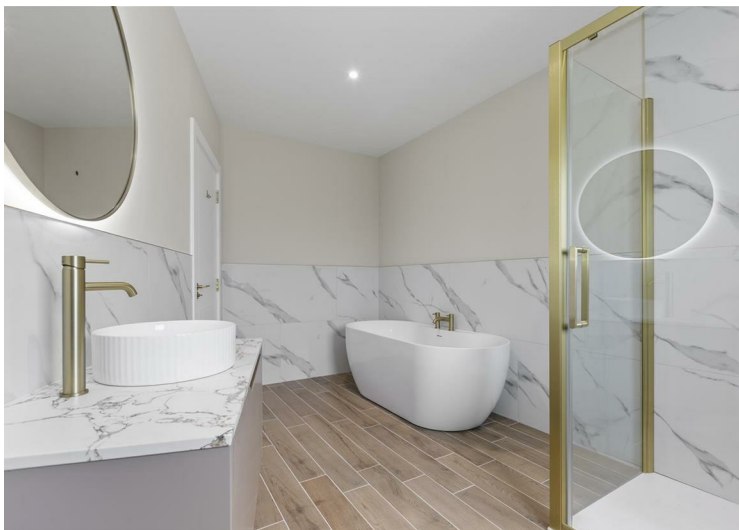
EU Directive  
2002/91/EC

## 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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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Tel: 028 7187 6261 | Email: info@homepageonline.co.uk

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