



## House Type A at Carriage Court Limavady, BT49 0LU



**\*\*ALL UNITS SOLD OUT\*\***

Carriage Court, Seacoast Road, Magilligan, is a stunning collection of modern new homes.

A choice of beautiful semi-detached 2 storey homes enclosed rear gardens, tarmac driveways, paved patio areas, and full turnkey finishes all with spacious living accommodation.

Perfectly suited to family life, the development offers off street parking and secure enclosed rear gardens with countryside views overlooking the glorious Binenvagh Mountain.

The Foxglove is a 3 Bedroom home extending to 1,244 sq ft, offering spacious living accommodation and full turnkey finish.

Ideally situated on the Coast Road, 7 miles from Limavady and 12 miles from Coleraine.

Suitable for first time buyers, young professionals and families alike.

## No Price

### 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.

- 3 BEDROOMS
- SEMI DETACHED
- TURN KEY FINISH
- STUNNING NORTH COAST LOCATION
- DRESSING ROOM
- MASTER EN-SUITE
- LARGE PRIVATE REAR GARDENS
- OFCH
- OFF STREET PARKING

## FLOOR PLAN - House Type A, The Foxglove



### GROUND FLOOR PLAN

Lounge	- 4.9m x 3.6m
Kitchen / Dining	- 5.6m x 3.6m
Hall	- 6.6m x 2.0m
Utility	- 2.1m x 1.7m



### FIRST FLOOR PLAN

Bedroom 1	- 3.7m x 3.6m
Walk-in Wardrobe	- 2.3m x 2.0m
Bedroom 2	- 3.0m x 2.8m
Bedroom 3	- 2.7m x 2.6m

TOTAL FLOOR AREA - 1,244 sq ft

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		
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(81-91) <b>B</b>		
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