



The Buttercup Carriage Court

Limavady, BT49 0LU



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 Binnveagh Mountain.

The Buttercup 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.

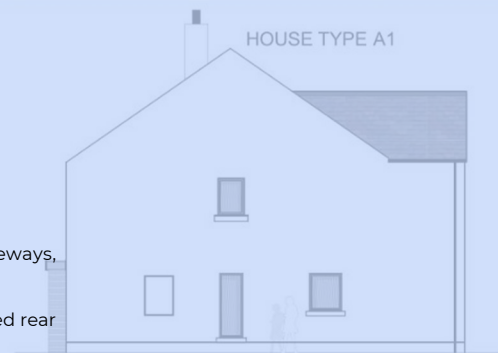
Suitable for first time buyers, young professionals and families alike.

The Buttercup - SOLD OUT ON CURRENT PHASE

Asking price No Price

Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.



SIDE ELEVATION



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.

FLOOR PLAN - House Type A1, The Buttercup

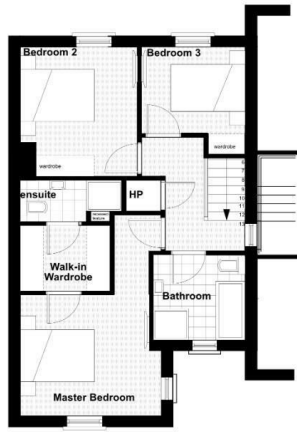
HOUSE TYPE A1



GROUND FLOOR PLAN

Lounge - 4.9m x 3.7m
Kitchen / Dining - 5.6m x 3.6m
Hall - 6.6m x 2.0m
Utility - 2.1m x 1.7m

HOUSE TYPE A1



FIRST FLOOR PLAN

Bedroom 1 - 3.5m x 3.4m
Walk-in Wardrobe - 2.2m x 1.9m
Bedroom 2 - 3.7m x 3.0m
Bedroom 3 - 2.7m x 2.1m

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Energy Efficiency Rating

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

Northern Ireland

EU Directive
2002/91/EC

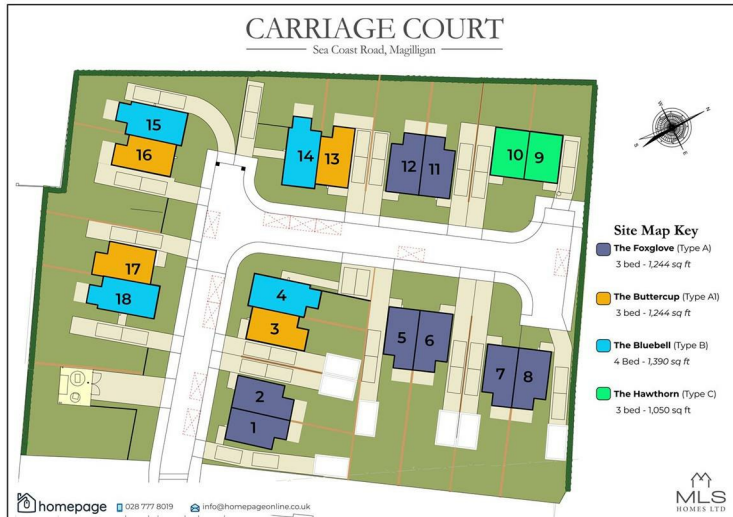


Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Homepage Estate Agents

Tel: 08000465102 | Email: info@clickhomepage.online

www.clickhomepage.online

