



## The Bovevagh Benbraddagh Rise Dungiven, BT47 4GX



Benbraddagh Rise, Gortnahey is an Exciting New Development of 'Grade A Energy Rated' Modern New Homes.

This exclusive development of 3 and 4 bedroom detached and semi-detached properties are thoughtfully designed and beautifully built and will provide elegant, spacious and A rated energy efficient homes.

Each home will be finished to a renowned high quality standard and the mix of house types would be perfect for the first time buyer, young professional and the growing family.

The Bovevagh is a 4 Bedroom Detached home offering spacious living accommodation and full turnkey finish.

Benbraddagh Rise is located in the village of Gortnahey which is only a few minutes from the neighbouring town of Dungiven and 10 minutes from Limavady. It's location offers easy access to the new A6 road network meaning a commute to Derry city or Belfast is shorter now than ever before

- 4 BEDROOM DETACHED FAMILY HOME
- A ENERGY RATED
- 3 BATHROOMS
- FULL TURNKEY FINISH
- MODERN NEW HOMES
- SOLAR PHOTOVOLTAIC PANELS

## 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.



EPC A-Rated Homes, NHBC A-Rated Builder



#### Ground Floor

1. Entrance-Hall	2.3m x 6.1m	7ft.6 x 20ft.0
2. Living Room	4.2m x 5.7m	13ft.8 x 18ft.7
3. Kitchen / Dining	5.8m x 4.0m	19ft.0 x 13ft.1
4. Utility	1.6m x 2.9m	5ft.2 x 9ft.5
5. WC	1.0m x 1.9m	3ft.3 x 6ft.2



#### First Floor

1. Master Bedroom	3.7m x 4.1m	12ft.1 x 13ft.5
2. En-suite	2.5m x 1.0m	8ft.2 x 3ft.3
3. Bedroom 2	2.6m x 3.7m	8ft.5 x 12ft.1
4. Bedroom 3	2.8m x 3.8m	9ft.2 x 12ft.5
5. Bedroom 4	2.8m x 3.0m	9ft.2 x 9ft.8
6. Bathroom	2.5m x 1.8m	8ft.2 x 5ft.9

BENBRADAGH RISE | GORTNAHEY



#### 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		

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