



Type A Coolmaghery View Magheramason, BT47 2QG



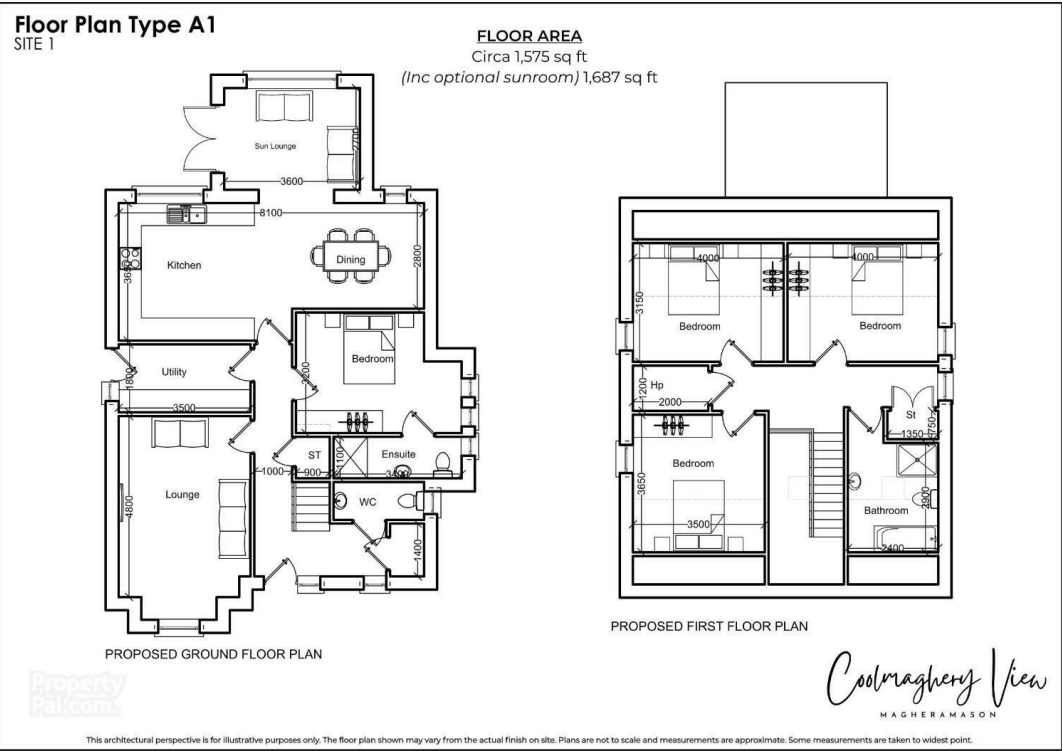
Coolmaghery View is a new housing development located in Magheramason, on the outskirts of the City. This development offers a range of contemporary homes designed to blend modern living with a picturesque rural setting.

The homes in Coolmaghery View include townhouses, semi-detached, and detached houses, all built to high standards with modern finishes and features. Residents will benefit from the development's proximity to the City, providing easy access to the city's amenities, including shops, restaurants, and schools. Additionally, the location is convenient for commuting to nearby areas such as Strabane, making it an attractive option for families and professionals alike.

Each home in Coolmaghery View comes with premium fittings, such as modern kitchens with integrated appliances, quality fireplaces, and fully fitted bathrooms. The development also includes landscaped gardens, tarmac driveways, and high fencing for added privacy and security.

- LARGE DETACHED FAMILY HOME
- CIRCA 1,690 SQ FT
- 4 BEDROOMS
- CHALET BUNGALOW STYLE
- OPEN PLAN KITCHEN / DINING AREA
- DOWNSTAIRS ENSUITE BEDROOM
- 3 BATHROOMS
- FULL TURNKEY FINISH WITH HIGH SPEC CHOICE OF FINISHES

Offers over £229,950



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 (CO ₂) 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.