



## 30 Ardcairn Dungiven, BT47 4UB



Homepage Estate Agents are delighted to offer for sale this spacious detached four bedroom family home, finished to a high standard throughout and offering bright, well proportioned accommodation ideal for modern family living. Situated in a popular residential location, the property has been well maintained and presented throughout.

The ground floor comprises multiple reception rooms including a spacious living room, family room and an open plan kitchen / dining area, providing excellent space for everyday living and entertaining. A separate utility room and convenient ground floor shower room add further practicality.

Upstairs, the property benefits from a large open landing leading to four well proportioned bedrooms, including a master bedroom with ensuite, along with a modern family bathroom. Externally, the property offers a detached garage, ample parking and a large paved patio area.

Offering excellent living accommodation and outdoor space this property is sure to appeal to a wide range of buyers.

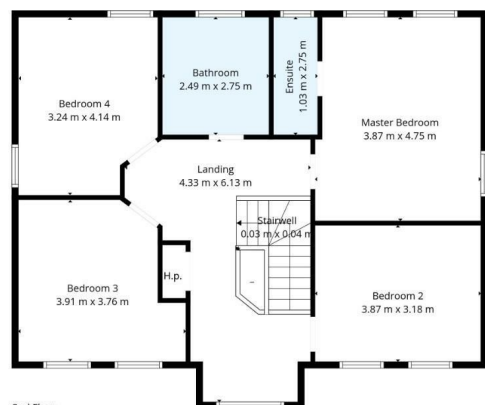
- IMPRESSIVE DETACHED FOUR BEDROOM FAMILY HOME
- FINISHED TO A VERY HIGH STANDARD THROUGHOUT
- GENEROUS AND WELL BALANCED ACCOMMODATION
- 2 LARGE RECEPTION ROOMS
- OPEN PLAN KITCHEN / DINING SPACE
- 4 SPACIOUS BEDROOMS
- MASTER BEDROOM WITH ENSUITE
- GROUND FLOOR SHOWER ROOM AND UTILITY
- DETACHED GARAGE AND EXTENSIVE DRIVEWAY PARKING

**Offers over £289,950**

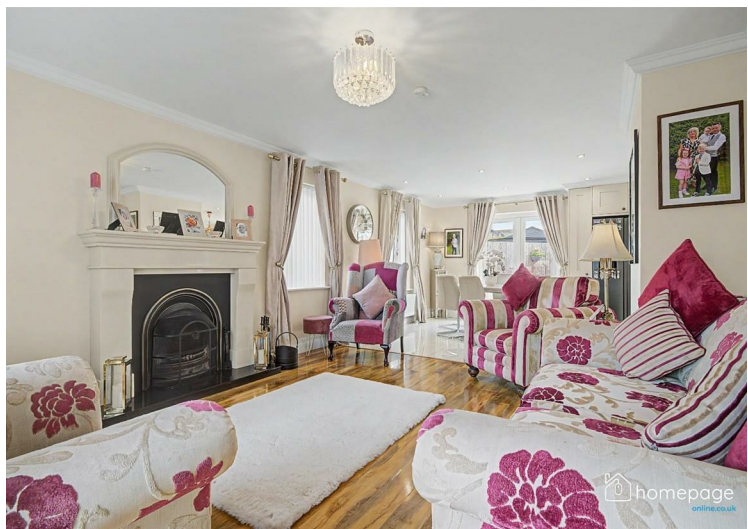
### Viewing

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.



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		
<b>Northern Ireland</b>		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		
<b>Northern Ireland</b>		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.