



71 Barleyhill Limavady, BT49 0FH



Homepage Estate Agents are delighted to offer this stunning family home in the sought after Barleyhill development, Limavady.

This beautiful semi-detached 2 storey home offers on the ground floor a spacious hallway, large lounge with open fire and feature bay window, modern kitchen with ample storage and countertop space, downstairs W.C. utility room and sunroom with patio door access to rear garden.

The first floor accommodation comprises of three spacious bedrooms with master ensuite and large family bathroom.

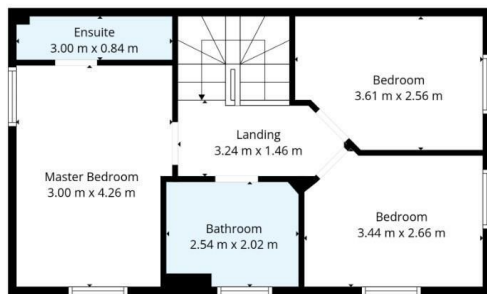
Externally this property sits on an elevated corner plot and benefits from off street parking, private enclosed rear garden, paved patio area, lawned gardens, all enclosed with boundary wall.

Boasting excellent living accommodation, internal finishes and outdoor space this property is sure to appeal to a wide range of buyers.

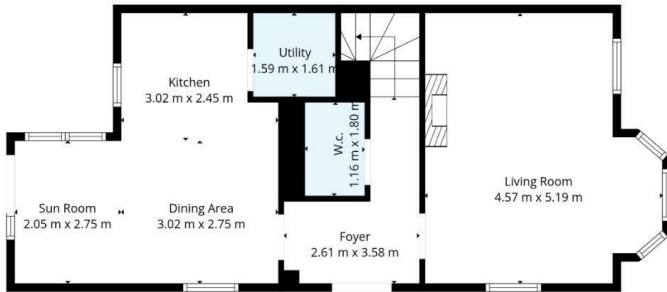
- 3 BEDROOM FAMILY HOME
- CIRCA 1,160 SQ FT
- SEMI DETACHED
- LARGE RECEPTION ROOM
- OPEN PLAN KITCHEN / DINING WITH SUNROOM
- UTILITY AREA
- STUNNING INTERNAL FEATURES
- PRIVATE ENCLOSED REAR GARDENS
- SOUGHT AFTER LOCATION

£183,950

71 Barley Hill LIMAVADY



Floor 2



Floor 1

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

Northern Ireland

EU Directive
2002/91/EC



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