



## 424 Foreglen Road Derry / Londonderry, BT47 4PN



Homepage Estate Agents are delighted to offer for sale this prestigious modern detached home, ideally situated just off the main A6 arterial route, providing excellent commuter access to both Derry and Belfast. The property is conveniently located only a short distance from Dungiven and approximately 14 miles from Derry City.

This luxurious detached family residence offers purchasers the opportunity to acquire a truly unique home with exceptional internal and external features, all set against a backdrop of attractive open countryside views

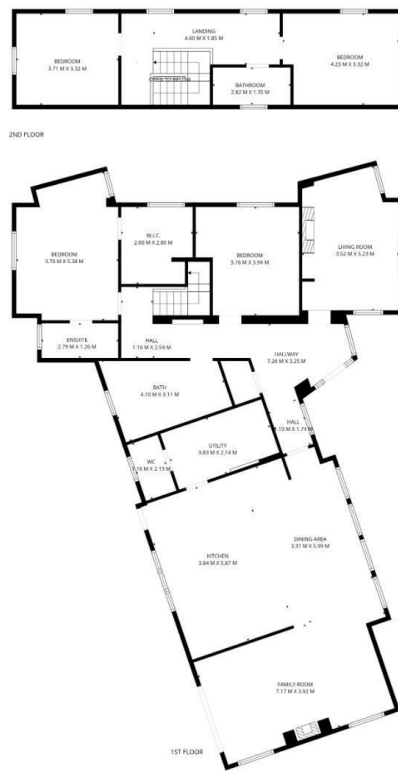
The accommodation is arranged over two floors and is centred around an impressive open plan kitchen, dining, living area, which forms the heart of the home.



Two reception rooms provide flexible living and entertaining space. Bedroom accommodation comprises four well proportioned double bedrooms arranged across both levels, complemented by four bathrooms, offering a well-balanced and practical layout.

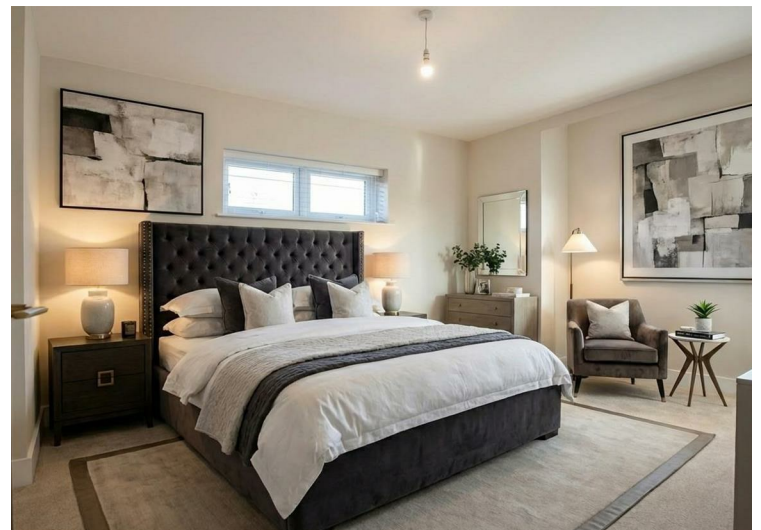
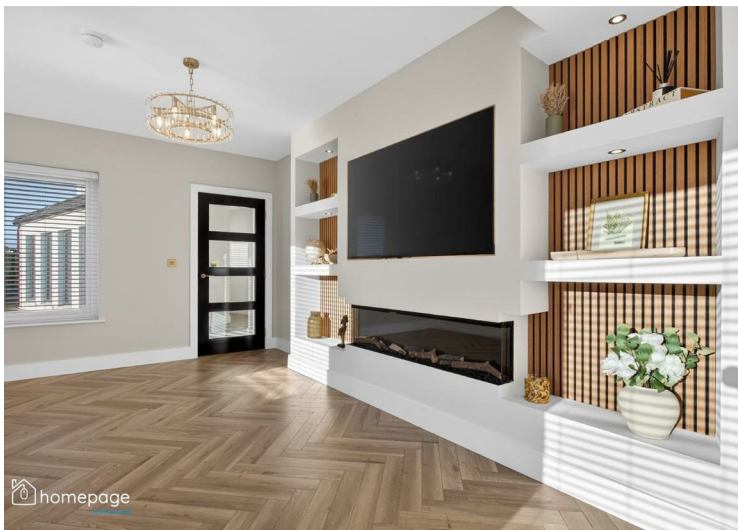
Homes of this quality and standard rarely come onto the open market, and this property offers bright and spacious accommodation in a delightful rural setting and has been designed to suit today's modern living family.

- LARGE DETACHED FAMILY RESIDENCE
- OPEN PLAN KITCHEN / DINING / LIVING
- 4 BEDROOMS WITH MASTER ENSUITE
- MASTER WALK IN WARDROBE
- 4 BATHROOMS
- 2 LARGE RECEPTIONS
- LUXURY TURNKEY FINISHES
- PRIVATE SITE WITH STUNING VIEWS
- UNDERFLOOR HEATING & SMART HOME FEATURES
- SOUGHT AFTER LOCATION

**Offers over £494,950**



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 



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