



## 79 Killunaght Road Derry / Londonderry, BT47 4TU



Homepage Estate Agents are delighted to offer for sale this impressive detached four bedroom family home, set on a generous countryside site with stunning panoramic views over the surrounding landscape. Recently modernised throughout, the property has been upgraded to a high standard, including a contemporary kitchen, bathrooms and bedrooms, creating a spacious and well appointed family home.

The accommodation is both spacious and well balanced, comprising a bright entrance hall, two excellent reception rooms, and a superb open plan kitchen / dining area forming the heart of the home. A separate family room provides additional living space, while a utility room and ground floor shower room add further practicality.

On the first floor, a spacious landing leads to four well proportioned bedrooms and a large family bathroom, offering comfortable and flexible accommodation ideal for modern family living.

Externally, the property is set on a substantial site with gardens surrounding, a large yard and ample parking. The elevated position enjoys uninterrupted countryside views, while remaining conveniently located with easy access to the A6 road network, and Derry City.

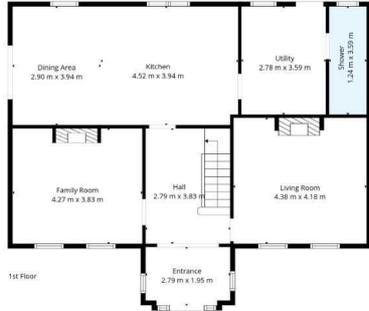
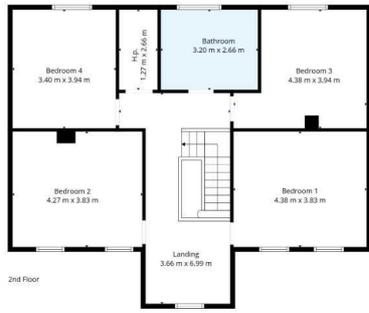
### £339,950

#### 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.

- SPACIOUS DETACHED FOUR BEDROOM FAMILY HOME
- RECENTLY MODERNISED THROUGHOUT
- STUNNING COUNTRYSIDE LOCATION
- OPEN PLAN KITCHEN / DINING AREA
- LARGE RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM AND UTILITY ROOM
- FOUR GENEROUS DOUBLE BEDROOMS
- LARGE SITE WITH GARDENS SURROUNDING
- EXTENSIVE DRIVEWAY AND YARD WITH AMPLE PARKING
- CONVENIENT ACCESS TO A6 & DERRY CITY



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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