SPECIAL FEATURES OF THE PROPERTY INCLUDE:

VIEWING STRICTLY BY APPOINTMENT ONLY

Daniel Henry ESTATE AGENTS

Agent: ***Daniel Henry (Limavady)***
32 Market Street Limavady BT49 0AA
Tel. 028 7776 2558
limavady@danielhenry.co.uk
www.danielhenry.co.uk

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NAEA National Association of Estate Agents

ARLA Association of Residential Letting Agents

Daniel Henry ESTATE AGENTS

£174,950

FOR SALE

23 Larch Road, Limavady, BT49 9NE

- Detached Bungalow
- 5 Bedrooms / Lounge / Kitchen
- Rural Location
- Oil Fired Central Heating
- uPVC Double Glazing
- Tarmac Driveway

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THE PROPERTY COMPRISES:

Location:
Travelling through Ballykelly, take a left onto the Loughermore Rd. Travel along this road for approximately 3 miles and then a left onto Tartnakilly Rd. Travel along this road and take the first right onto Larch Rd and No.23 is situated on the right hand side up this road.

Description:
This excellent 5 bedroom detached bungalow offers excellent family accommodation. Situated in the picturesque countryside of Glack this property is sure to attract a lot of interest. Viewing is by appointment only with the undersigned agent.

Ground Floor Accommodation:

Hallway:
Solid oak flooring.

Lounge:
14'9" x 7'6" (4.5 x 2.3)
Pine fireplace with cast iron inset and granite hearth. Box window. Coving around ceiling. Solid oak flooring.

Kitchen:
15'8" x 10'9" (4.8 x 3.3)
With a range of modern, fitted eye and low level units with matching work top. Tiled around units. Under unit lighting. Stainless steel sink unit. Cooker point. Glass display unit with light. Corner display unit. Pelmet over window. Tiled floor.

Bathroom:
7'2" x 5'10" (2.2 x 1.8)
White bath with shower attachment over bath, pedestal wash hand basin, low flush w.c. with tiled flooring, tiled walls and coving around ceiling.

Bedroom (1):
14'5" x 10'5" (4.4 x 3.2)
Carpet flooring.

Bedroom (2):
10'5" x 12'5" (3.2 x 3.8)
Carpet flooring.C

Bedroom (3):
13'5" x 10'5" (4.1 x 3.2)
Carpet flooring.

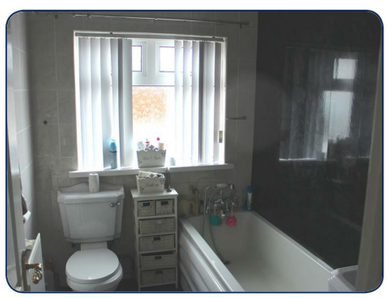
Bedroom (4):
11'9" x 7'2" (3.6 x 2.2)
Carpet flooring.

Bedroom (5)/Office:
7'6" x 8'6" (2.3 x 2.6)
Laminate flooring.

Shower Room/Wet Room
7'6" x 3'3" (2.3 x 1.0)
With tiled floor, fully tiled walls, electric shower.

Exterior wash house:
7'6" x 5'10" (2.3 x 1.8)
Plumber for automatic washing machine. Ducted for tumble dryer. OFCH boiler.

Detached Garage:
32'1" x 16'4" (9.8 x 5.0)
Having roller door, power points and strip lighting. Pedestrian side door.

Exterior Features:
Enclosed garden to the front of the property laid in lawn. Tarmac Driveway. Parking for a number of cars at the front, side and rear of the property.

Estimated Annual Rates:
Estimated Annual Rates - £872.63 (December 2018)