

£209,950

**FOR SALE**



**44 Lackagh Park, Londonderry, BT47 4ND**

- Detached Bungalow
- 4 Bedrooms / Kitchen / Lounge
- Good Internal Condition
- Close to Local Town Amenities
- Tarmac Driveway
- Oil Fired Central Heating



**Description:**

Daniel Henry Estate Agents are delighted to present this spacious four-bedroom detached bungalow, perfectly positioned in the highly desirable residential area of Lackagh Park, Dungiven. Ideal for families or those seeking a tranquil setting close to local amenities, this property combines comfort, style, versatility and convenience.

With generous and adaptable living space, an attractive front garden with lawn and planted borders, an enclosed rear garden laid in lawn, and a tarmac driveway to the side this home is sure to attract significant interest. Viewings are strictly by appointment with Daniel Henry Estate Agents.

**Prime Location:**

Leaving Dungiven towards Limavady via Ballyquin Road, take first left into Lackagh Park, then take the first right. Follow the road and take the second left — No. 44 will be on your right-hand side. A peaceful neighborhood yet close to town facilities makes this an ideal location.

**Accommodation to Include:****Hallway:**

26'6" x 6'2" (8.1 x 1.9)

A welcoming entrance with a glazed panel front door, tiled flooring, and a convenient shelved hot press.

**Lounge:**

14'5" x 13'5" (4.4 x 4.1)

A bright and airy space featuring a bay window, carpet flooring, and a classic mahogany fireplace with tiled inset.

**Kitchen:**

16'0" x 14'9" (4.9 x 4.5)

A modern and practical kitchen with solid oak painted eye and low-level units, matching worktops, tiled surrounds, stainless steel sink, cooker point, and space for a fridge freezer. Includes a larder cupboard and stylish cushion flooring.

**Utility:**

8'2" x 4'7" (2.5 x 1.4)

Well-equipped with low-level units, larder cupboard, plumbing for an automatic washing machine, and cushion flooring.

**Bedroom 1:**

12'5" x 10'9" (3.8 x 3.3)

Spacious and bright with carpet flooring.

**Bedroom 2:**

9'2" x 8'10" (2.8 x 2.7)

Carpet flooring.

**Bedroom 3:**

12'1" x 9'10" (3.7 x 3.0)

Generous double room with built-in wardrobe and carpet flooring.

**Bedroom 4 or Reception Two**

11'5" x 9'10" (3.5 x 3.0)

Comfortable carpeted room, ideal for a home office, second sitting room, dining room, playroom or fourth bedroom. This versatile room can easily be adapted for the changing needs of a family.

**Bathroom:**

9'8" x 9'0" (2.95 x 2.75)

Refurbished bathroom featuring fully tiled walls, a white bath with shower attachment, wall-mounted wash hand basin with vanity unit, fully tiled shower cubicle with electric shower, low flush W.C. and tiled flooring.

**Exterior Features:**

Front garden laid in lawn

Tarmac driveway providing off-street parking

Enclosed rear garden with paved area and lawn — perfect for outdoor entertaining and family activities

**Agent:** *Daniel Henry (Limavady)*

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