

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY



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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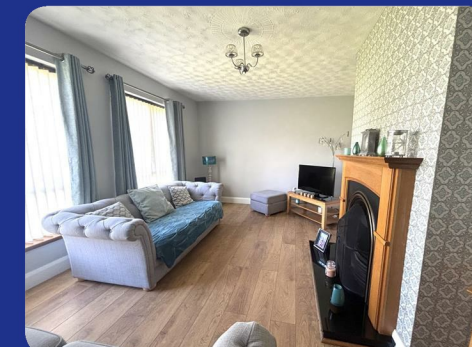
£225,000

FOR SALE



117 Mount Eden, Limavady, BT49 0TN

- Detached Bungalow
- 3 Bedrooms \ Kitchen \ 2 Reception Rooms
- Large Site
- Excellent Residential Location
- Private Enclosed Rear Garden
- Oil Fired Central Heating
- UPVC Double Glazed Windows



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THE PROPERTY COMPRISES:

Description:

Daniel Henry Estate Agents are delighted to bring this detached bungalow to the market. Situated on a large site, the site offers excellent space both to the front and rear of the house. With three bedrooms and two reception rooms, there is excellent accommodation for all the family. Viewing is strictly by appointment only with the undersigned agent.

Location:

Travelling along the Edenmore Road, go straight ahead at the first mini roundabout. Continue to the next mini roundabout and turn right into Mount Eden. Proceed through the development, taking the second turn on the right hand side. Travel along this road and No. 117 is on your left hand side.

Accommodation to Include:

Hallway:

Tiled flooring. Cloaks. Glazed door to kitchen.

Lounge:

16'4" x 11'9" (5.0 x 3.6)

With a fitted oak fireplace with back boiler and with cast iron inset and tiled hearth. Laminate flooring.

Kitchen:

13'1" x 12'5" (4.0 x 3.8)

Fitted with a range of modern eye and low level units with matching granite worktop and granite splashback. Under unit lighting. Ceramic "Belfast" style sink unit. Built in hob and oven. Stainless steel extractor fan and light. Plumbed for dishwasher. Glass display unit. Built in pull out bins. Tiled flooring. Down lighters.

Sun Room:

11'5" x 9'6" (3.5 x 2.9)

Tiled flooring. PVC glazed door to enclosed rear garden.

Utility Room:

7'10" x 5'2" (2.4 x 1.6)

Fitted with a range of modern eye and low level units with matching granite worktop and granite splashbacks. Stainless steel sink unit. Plumbed for automatic washing machine. Space for tumble dryer. Built in fridge freezer. Tiled flooring.

Bedroom 1:

11'1" x 9'10" (3.4 x 3.0)

Laminate flooring.

Bedroom 2:

14'1" x 11'1" (4.3 x 3.4)

Laminate flooring.

Bedroom 3:

11'9" x 7'2" (3.6 x 2.2)

Laminate flooring. Built in wardrobe. T.V. point.

Bathroom:

8'6" x 6'6" (2.6 x 2.0)

With a free standing roll top bath with shower attachment over bath. Pedestal wash hand basin. Low Flush W.C. Fully tiled shower cubicle with electric shower. Extractor fan. Chrome heated towel rail. Tiled flooring. Fully tiled walls.

Exterior Features:

Large garden to the front laid in lawn. Tarmac driveway to the side of the property with parking for a number of cars. Enclosed rear garden laid in lawn. Boiler house.

