

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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**Daniel**  
**Henry**  
ESTATE AGENTS

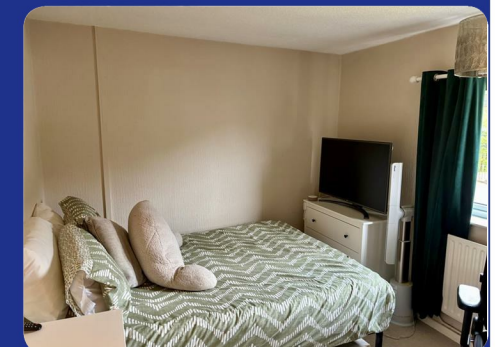
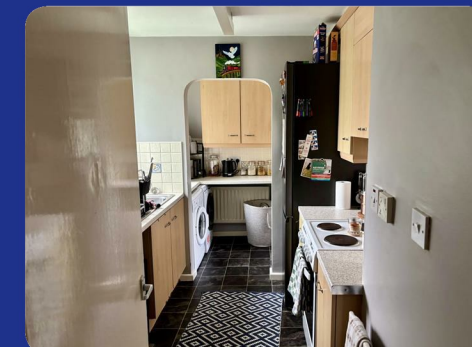
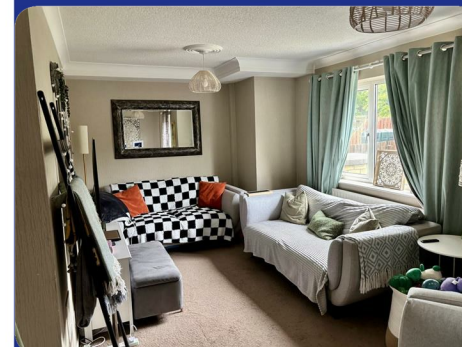
£89,950

FOR SALE



3 Club Road, Limavady, BT49 9QD

- Mid Terrace House
- 2 Bedrooms / Kitchen / Lounge
- Good Decorative Order
- Oil Fired Central Heating
- UPVC Double Glazing
- Ideal First Time / Investment Purchase



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## THE PROPERTY COMPRISES:

### Description:

This excellently presented two bedroom property has just came to the market. Situated in the quiet cul de sac of Club Rd, this home is sure to attract attention. Viewing is strictly by appointment only with the undersigned agent.

### Location:

Leaving Ballykelly along the main Clooney Road towards Derry take right at Craigs Supermarket. Continue along the one way system through Shackleton leading to Club Road where number 3 is located on your right hand side.

### Ground Floor Accommodation:

#### Entrance Hall:

#### Lounge:

18'4" x 9'6" (5.6 x 2.9)

Consisting of Coving around ceiling with centre piece. Carpet flooring.

#### Kitchen:

14'9" x 7'6" (4.5 x 2.3)

Having a range of eye and low level units, Matching worktops, Tiled around units, Stainless steel sink unit, Extractor fan and light, Plumbed for automatic washing machine and dishwasher, Strip lighting, Cushion flooring.

#### Rear Porch:

9'6" x 4'3" (2.9 x 1.3)

Having a range of fitted eye level units, Cushion flooring.

### First Floor Accommodation:

#### Bedroom 1:

12'9" x 9'6" (3.9 x 2.9)

Two built-in wardrobes.

#### Bedroom 2:

12'1" x 9'2" (3.7 x 2.8)

Built-in wardrobe.

### Bathroom:

6'2" x 5'10" (1.9 x 1.8)

Comprising of white bath, Electric shower attachment over bath, Pedestal wash hand basin, Extractor fan, Low flush WC, Half tiled walls, Cushion flooring.

### Exterior Features:

Enclosed rear garden laid in lawn.

