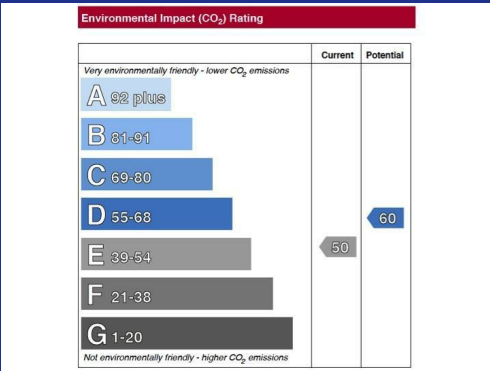
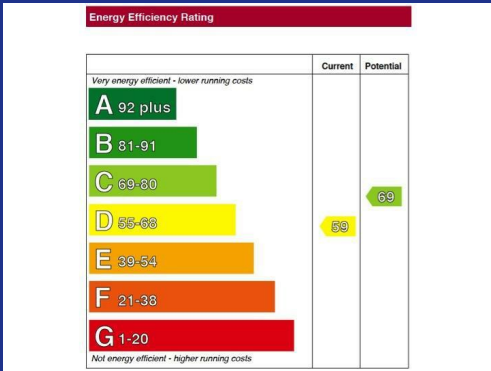


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY



Agent: **Daniel Henry (Limavady)**
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www.danielhenry.co.uk

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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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£174,950

FOR SALE



99 Meadowvale Park, Limavady, BT49 0SN

- Semi-detached Bungalow
- Lounge/Kitchen/3 Bedrooms/Bathroom
- UPVC Double Glazed Windows
- Oil Fired Central Heating
- Tarmac Driveway
- Detached Garage
- Excellent Private Residential Location
- Ideal First Time/Investment Purchase



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THE PROPERTY COMPRISES:

DESCRIPTION:

This three bedroom semi-detached bungalow is located within a well sought after location just off the main Scroggy Road. It offers well laid out accommodation which would be ideal for first time buyers/investors alike. It benefits from an enclosed garden, detached garage and driveway for off-street parking. The property is within a short distance of local town amenities.

LOCATION:

Leaving Limavady along Church Street, at the mini-roundabout take right onto the Scroggy Road. Proceed along this road and at next roundabout proceed straight ahead. Take third turn on left into Meadowvale Park and continue through the development. Number 99 is situated on the right hand side.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

15'1" x 4'11" (4.6 x 1.5)
with tiled flooring. Telephone point.

Lounge:

15'1" x 13'5" (4.6 x 4.1)
having fireplace with cast iron inset and tiled hearth. Carpet flooring.

Kitchen/Dining:

13'5" x 10'9" (4.1 x 3.3)
with a range of eye and low level units, matching worktop, tiled around units, stainless steel sink unit, corner display unit, tiled flooring. Gas hob and electric oven.

Bedroom (1):

11'9" x 10'5" (3.6 x 3.2)
with laminate flooring.

Bedroom (2):

11'5" x 11'1" (3.5 x 3.4)
with carpet flooring.

Bedroom (3):

10'5" x 7'6" (3.2 x 2.3)
with wood effect laminate flooring.

Bathroom:

7'10" x 5'10" (2.4 x 1.8)
with four piece suite comprising of fitted bath with shower attachment, wall mounted wash hand basin, low flush w.c., fully tiled shower cubicle with electric shower. Tiled flooring.

EXTERNAL FEATURES:

Garden to front laid in lawn with assortment of small trees and bushes, enclosed by wall. Tarmac driveway to the front and side of the property.

Enclosed rear garden.

Detached Garage:

15'5" x 13'5" (4.7 x 4.1)
with up and over door, power points and strip lighting, pedestrian side door.

