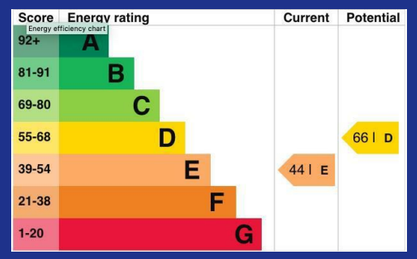
SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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.

www.danielhenry.co.uk
www.propertypal.com

£175,000

112 Meadowvale Park, Limavady, BT49 0SL

- Detached Bungalow
- Lounge / Kitchen - Dining / 3 Bedrooms
- Excellent Residential Location
- Private Corner Site
- Oil Fired Central Heating
- Tarmac Driveway

Daniel Henry
ESTATE AGENTS

THE PROPERTY COMPRISES:

Description:
We are delighted to bring this beautiful detached bungalow to the market. Situated in the sought after residential area of Meadowvale, this property would make an excellent purchase for first time buyers, investors and those looking to downsize. This home has three bedrooms, kitchen, lounge and occupies a private corner site. Some rooms are in need of some cosmetic improvement. Viewing is by appointment only with the undersigned agent.

Location:
Leaving Limavady along Church Street at the mini-roundabout take right onto the Scroggy Road at next roundabout proceed straight ahead take third turn on left into Meadowvale then take third turn on the left no:112 is situated at the bottom of this cul-de-sac on the right hand side.

Ground Floor Accommodation:

Hallway:
18'0" x 3'7" (5.5 x 1.1)
Solid wood flooring. Telephone point.

Lounge:
14'9" x 13'1" (4.5 x 4.0)
Mahogany fireplace with cast iron inset and tiled hearth. Solid wood flooring.

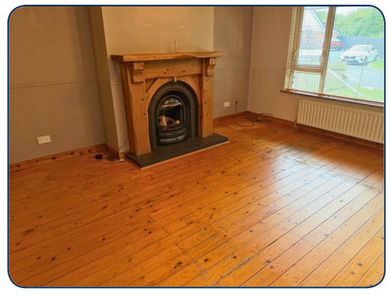
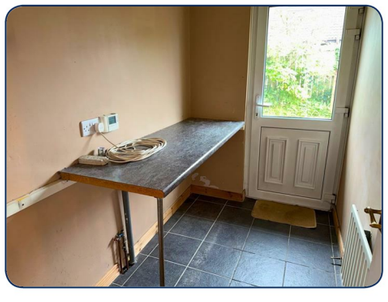
Kitchen:
14'5" x 12'1" (4.4 x 3.7)
Fitted with a range of eye and low level units with matching work tops. Tiled around units. Stainless steel sink unit. Built in hob and oven. Extractor fan and light. Tiled flooring.

Utility:
8'2" x 4'11" (2.5 x 1.5)
Fitted with low level units and matching worktop. Plumbed for automatic washing machine. Ducted for tumble dryer. Tiled flooring.

Bedroom 1:
11'9" x 11'1" (3.6 x 3.4)
Solid wood flooring.

Bedroom 2:
8'10" x 8'10" (2.7 x 2.7)
Solid wood flooring.

Bedroom 3:
11'1" x 7'10" (3.4 x 2.4)
Solid wood flooring.

Bathroom:
8'2" x 6'6" (2.5 x 2.0)
Consisting of white bath and fully tiled shower cubicle with electric shower. Pedestal wash hand basin. Extractor fan. Tiled flooring. Part tiled walls.

Exterior Features:
Tarmac Driveway to the front of the property. Rear and side garden laid in lawn.