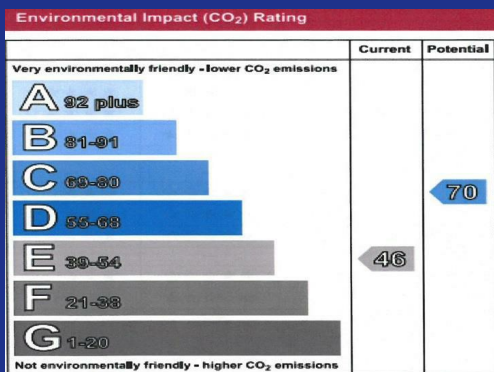
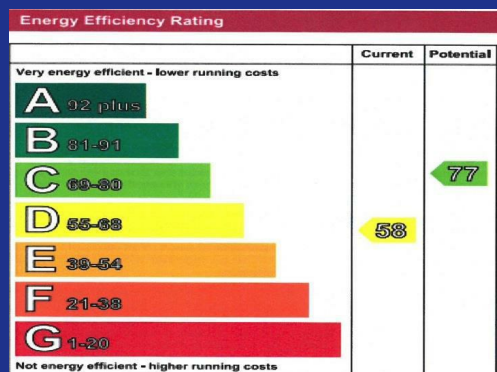
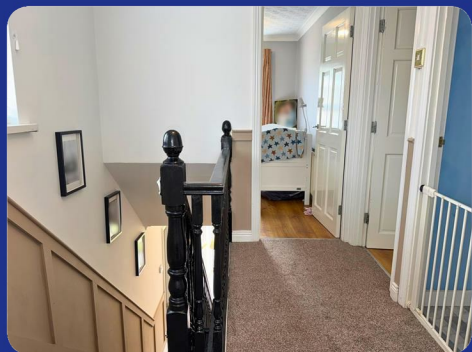


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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



£174,500

FOR SALE



38 Enagh Park, Limavady, BT49 0SA

- 4 Bedroom/Lounge/Kitchen/Bathroom
- Close to Local Amenities
- UPVC Double Glazed Windows
- UPVC Facia Soffit & Barge Board
- Gas Central Heating
- Outside Light & Tap



www.danielhenry.co.uk • 32 Market Street Limavady BT49 0AA • 028 7776 2558



THE PROPERTY COMPRISES:

Location:

Leaving Limavady along the Rathmore Road take right at the mini-roundabout onto the Scroggy Road, Continue along this road at the next roundabout proceed straight ahead, Enagh Park is the last turn on the right along this road.

Description:

Located in a well established residential area of town. This extended semi-detached family home has the added benefit of a fourth bedroom on the ground floor. this home offers well laid out family accommodation and is affordably priced to suit buyers of all ages.

ACCOMMODATION TO INCLUDE

Entrance Hall:

18'4" x 6'6" (5.6 x 2.0)

Laminate Flooring. Telephone point. Wood panelling.

Lounge:

15'5" x 9'10" (4.7 x 3.0)

Coving around ceiling. Ceiling Cornicing, Wood effect laminate flooring.

Extended L Shape Kitchen:

14'9" x 10'5" (4.52m x 3.2m)

Fitted with a range of eye and low level units with matching worktop. Tiled around units. Under unit lighting. Stainless steel sink unit. Point for hob and oven. Stainless steel extractor fan and light. Plumbed for automatic washing machine. Cushion flooring. Recessed low voltage down lighters.

Ground Floor Bedroom (1):

14'9" x 10'9" (4.50m x 3.30m)

Carpet flooring.

L Shape Ensuite:

10'8 x 7'4 (3.25m x 2.24m)

White three piece suite comprising Bath, Low flush w.c, Pedestal wash hand basin, Extractor fan, Tiled walls, Tiled Flooring.

FIRST FLOOR

Bedroom (2):

13'9" x 10'4" (4.2 x 3.15)

Wood effect laminate flooring. Coving around ceiling.

Bedroom (3):

10'9" x 10'4" (3.30m x 3.15m)

Wood effect laminate flooring. Coving around ceiling.

Bedroom (4):

10'5" x 7'2" (3.2m x 2.2m)

With wood effect laminate flooring. Coving around ceiling.

Bathroom:

7'2 x 5'4 (2.18m x 1.63m)

White three piece suite comprising Low flush w.c, Pedestal wash hand basin, Fully tiled shower cubicle, Electric shower, Tiled floor, tiled walls, Pine ceiling.

Exterior Features:

Front garden enclosed by wall and gates, Concrete area to side, ideal for off street car parking. Hexagonal paved rear, enclosed by timber fencing.

