

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Oil Fired Central Heating
Double Glazed Windows
Modern Kitchen with Built-in Appliances
Open Plan Kitchen/Living/Dining
Mezzanine Lounge with Panoramic View Over Surrounding Countryside
Four En-suite Bedrooms
Ground Floor Bedroom with Jack and Jill Bathroom
Spacious Enclosed Surrounding Garden



Daniel
Henry
ESTATE AGENTS

£595,000

FOR SALE



14 Broighter Road, Limavady, BT49 9DU

- Modern Detached House with Detached Double Garage Built in 2019
- Panoramic Views of the Surrounding Countryside
- Four Bedrooms/Two Receptions/Five Bathrooms
- Large Stone Driveway to the Front and Side of the Property Approached by Electric Gates
- Finished to an Impeccably High Standard Throughout
- Zoned Heating System
- Beam Vacuum System Throughout
- Countryside Location with Easy Commuting to Limavady



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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Henry
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THE PROPERTY COMPRISES:

DESCRIPTION:

One of the most impressive detached properties to come on the market in recent years, this home was built in 2019 and has been carefully thought out by the current owners. On arrival, its clear to been seen, the careful consideration and design process thats gone into this property, with the exceptional quality of finish and attention to detail everywhere you look. This is very much a modern build with a bright contemporary feel. The open plan kitchen/ dining/ living is a beautiful space with the bi-fold doors and large windows letting in natural light overlooking the surrounding garden and countryside. There are four luxury contemporary bedrooms, each with their own en-suite. The master bedroom boasts an exceptional en-suite bathroom and dressing room fully fitted with slide-robos. Externally, beautifully maintained gardens surround the property with a paved patio area to the rear and spacious double garage spanning over two floors. We as the selling agents highly recommend viewing, strictly by appointment to appreciate the many fine features this home has to offer.

LOCATION:

Leaving Limavady towards Ballykelly, continue for approximately 1 mile and turn right onto the Brougter Road. Travel along this road for approximately 1/2 mile and number 14 is located on the right hand side with pillared gates at the entrance.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

having a bright spacious entrance area with curved staircase and dark grey stacked stone cladding feature wall with spot lights, polished chrome recess down-lighters, telephone point and tiled flooring.

Lounge:

having feature raised log burning convector firebox with fitted vent, integrated lower log storage, carpet flooring and ceiling with recess down-lighters.

Kitchen/Dining/Living Area:

with a wide range of gloss eye and low level units with kickboard plinth spot lights, matching nimbus grey sinquastone worktop, granite sink, built-in double oven, built-in fridge/freezer, NEFF Coffee Machine, Microwave combination oven, pull out pantry cupboards, bin cupboard, plumbed for integrated dishwasher.

Centre island with gloss low level units with nimbus grey sinquastone worktop, Elica nikolatesla integrated venting induction cooktop and central circular extraction vent, boiler tap with stainless steel sink unit.

Bi-fold doors leading out to patio area, multi fuel stove, tiled flooring, ceiling with recess down-lighters and electrical floor socket.

Oak staircase leading to first floor mezzanine lounge.

Utility:

Fitted with a range of modern eye and low level high gloss units with matching work top and splash back. Stainless steel sink unit. Free standing gas hob. Tiled flooring. Low voltage down lights.

Laundry Room:

Fitted with eye and low level high gloss units. Plumbed for automatic washing machine. Built in wash baskets. Tiled flooring. Low voltage down lights.

Cloak Room:

Separate W.C.

with low flush w.c., floating wood-grain vanity with hand basin, vertical chrome ladder style heated towel rail, LED Bluetooth mirror and tiled flooring.

Bedroom (1):

with T.V. point, carpet flooring, recess down-lighters and access to Jack and Jill Bathroom.

Jack and Jill Bathroom:

Free standing roll top bath with integrated chrome overflow. Fully tiled corner quadrant glass shower with curved sliding door with electric shower. Heated towel rail. Wall mounted wash hand basin with white gloss two drawer vanity unit. Low Flush W.C. Extractor fan. Bluetooth mirror with LED lighting. Tiled flooring. Part tiled walls.

Staircase to First Floor Landing:

Walk in shelved hotpress.

Mezzanine Lounge:

Amazing first floor lounge with panoramic views across the surrounding countryside. Fitted with a multi fuel stove with a curved cast iron door. Built in wood storage area. Wood effect tiled flooring. Low voltage down lights. Vaulted ceiling.

Master Bedroom (2):

with 2 built-in sliding wardrobe, T.V. point, wood effect tiled flooring and recess down-lighters.

WALK-IN DRESSING ROOM (5.4m²): Built-in wardrobe units, wood effect tiled flooring and recess down-lighters.

En-suite having walk-in shower with specialist stone floor accompanied with a thermostatic mixer shower having rainfall shower head, low flush w.c., floating twin double drawer vanity with triple panel mirrored cabinet set against a textured stone-effect tiled accent wall, tiled flooring, extractor fan and recess down-lighters.

Bedroom (3):

with T.V. point, built-in vanity unit with drawers, wood effect tiled flooring and recess down-lighters.

WALK-IN DRESSING ROOM (4.3m²): wood effect tiled flooring and recess down-lighters.

EN-SUITE: having walk-in shower cubicle with specialist stone floor accompanied with a thermostatic mixer shower having rainfall shower head, low flush w.c., 3 drawer vanity unit with wash hand basin, vertical ladder style heated towel rail, LED Bluetooth mirror, freestanding tall storage cabinet, extractor fan, recess down-lighters and tiled flooring.

Bedroom (4):

with T.V. point, wood effect tiled flooring and recess down-lighters.

WALK-IN DRESSING ROOM (3.3m²): wood effect tiled flooring, recess down-lighters, access to roof-space.

EN-SUITE (3.5m²): having walk-in shower cubicle with specialist stone floor accompanied with a thermostatic mixer shower having rainfall shower head, low flush w.c., 2 drawer vanity unit with wash hand basin, vertical ladder style heated towel rail, LED Bluetooth mirror, extractor fan, tiled flooring and recess down-lighters.

EXTERIOR FEATURES:

Garden to front of property laid in lawn with feature lighting and assortment of attractive small plants. Enclosed by wall and electric double gates leading to stoned driveway.

Spacious enclosed garden to rear of property laid in lawn with attractive raised flower bed. Commanding views of the surrounding countryside. Raised patio area with attractive stoned boarders.

Detached Double Garage:

with insulated electric roller door, power points and strip lighting, oil fired boiler, under-stair storage, plumbed for water.

Room/Office upstairs with heating. Large storage area upstairs.

Car Port:

ANNUAL RATES:

£3,305 as at 24/08/2026.

