

**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](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)



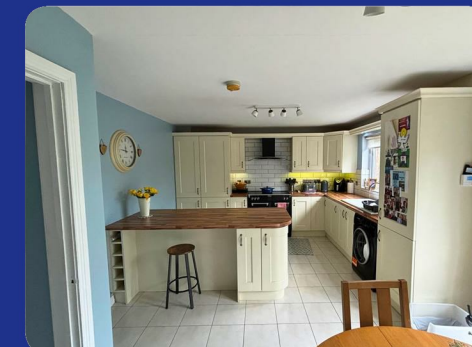
£179,950

**FOR SALE**



**115 Drummond Manor, Limavady, BT49 0UQ**

- Semi-Detached House
- Lounge/ Kitchen-Dining/ 3 Bedrooms/ 2 Bathrooms
- Gas Central Heating System
- UPVC Double Glazed Windows and Doors
- Master Bedroom With Ensuite Shower Room
- Entrance Hall With Ground Floor Toilet
- Tarmac Driveway
- Great Opportunity for First Time Buyer
- Excellent Residential Location



[www.danielhenry.co.uk](http://www.danielhenry.co.uk) • 32 Market Street Limavady BT49 0AA • 028 7776 2558



## THE PROPERTY COMPRISES:

### DESCRIPTION:

Situated in the popular Drummond Manor development off Edenmore Road, this attractive semi-detached home offers an ideal setting for family living. This home is well presented with great family accommodation including a Spacious Lounge, Three Bedrooms, Master Bedroom with Ensuite Shower Room and an Entrance Hall With Ground Floor Toilet. This would make a great purchase for a first time buyer, but would also lend itself to an investor. Viewing comes highly recommended by the selling agents.

### LOCATION:

Proceeding along the main Edenmore Road, take left at the Bovally Health Centre onto the Rossair Road. Continue along this road for approximately half a mile and turn left into Drummond Manor. Proceed to the bottom of this road and turn right. 115 Drummond Manor is situated at the end of this road.

### Ground Floor Accommodation:

#### Hallway:

16'4" x 6'6" (5.0 x 2.0)

Spacious hallway with tiled flooring and access to ground floor toilet.

#### Separate W.C.:

Pedestal wash hand basin, low flush w.c. and tiled flooring.

#### Lounge:

16'4" x 12'5" (5.0 x 3.8)

With marble effect fireplace with cast iron inset and granite hearth. Laminate flooring.

#### Kitchen/ Dining:

19'4" x 12'1" (5.9 x 3.7)

Fitted with a range of contemporary cream 'Shaker Style' units with under-cabinet lighting, wood effect worktop and contrasting white metro tiles splash back, incorporating Breakfast Bar/Centre Island Unit with wine rack. Ceramic sink unit. Built-in fridge/freezer, black freestanding range cooker, chimney extractor hood, plumbed for automatic washing machine, UPVC door to enclosed rear garden and tiled flooring.

### First Floor Accommodation:

stairs and landing with carpet flooring.

#### Master Bedroom:

13'9" x 8'2" (4.2 x 2.5)

With Feature Built-in Mirrored Sliding Wardrobe, laminate flooring & uPVC doors leading to 'Juliet Balcony'.

#### En-Suite

8'2" x 2'11" (2.5 x 0.9)

Fully tiled shower cubicle with thermostatic shower. Low Flush W.C. Pedestal wash hand basin. Extractor fan. Tiled flooring.

#### Bedroom 2:

11'1" x 10'5" (3.4 x 3.2)

Laminate flooring.

#### Bedroom 3:

10'2" x 7'6" (3.1 x 2.3)

Built in fitted wall to wall mirrored slide robes. Laminate flooring.

#### Bathroom:

8'2" x 8'2" (2.5 x 2.5)

Consisting of a fitted white bath with shower attachment over bath. Pedestal wash hand basin. Low Flush W.C. Fully tiled shower cubicle with thermostatic shower. Extractor fan. Tiled flooring. Tiled walls.

### Exterior Features:

Spacious tarmac driveway to the side of the property. Front garden laid in lawn. Enclosed rear garden laid in lawn.

### Annual Rates:

£1,119 as at 14/09/2026

