

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Modern Lounge Leading to Sun Room
Open Plan Kitchen/Dining/Living
Master Bedroom with Luxury Dressing Room
Deep Architrave and Skirting Throughout
Garage Currently Fitted as a Utility Room but Could Easily be Converted Back
Large Car Port for Entertaining
Oil Fired Central Heating
Pressurised Hot Water System
Outside Water Taps and Lighting
Within Walking Distance of Town Centre



Daniel
Henry
ESTATE AGENTS

Offers around
£450,000

FOR SALE



'Phoenix House' 72 Scroggy Road, Limavady, BT49 0NA

VIEWING STRICTLY BY APPOINTMENT ONLY

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- Detached House in Prime Location
- 3 Bedrooms/3 Receptions/2 Bathrooms
- UPVC Double Glazed Windows
- Under Floor Heating to Ground Floor
- Fully Automatic Electric Gates Opening onto Asphalt Driveway
- An Exceptional Standard of Quality and Presentation
- Sleek In-Ceiling Sound System Throughout House
- Private Mature Gardens with Granite Paving



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THE PROPERTY COMPRISES:

DESCRIPTION:

This exceptional detached residence represents a rare opportunity, having been completely transformed for modern living and entertaining. Every detail reflects the current owners' careful design process, resulting in an exceptional finish, a bright contemporary atmosphere with added premium features throughout the home. The home features three beautifully finished reception rooms, three luxurious modern bedrooms, including a master bedroom complete with a fully fitted dressing room. Outside, the property is framed by beautifully manicured lawned garden and granite paving brick. As the selling agents, we highly recommend internal viewing, strictly by appointment, to fully appreciate the quality of this home.

LOCATION:

Leaving Limavady along Church Street, take right at the mini-roundabout onto the Scroggy Road. Proceed along this road, passing the turn off for Shanreagh Park and number 72 is situated a short distance along on the left hand side (the second last house before the next roundabout).

ACCOMMODATION TO INCLUDE:

Entrance Hall:

6'8" x 22'6" (2.05 x 6.88)
A bright, spacious and welcoming entrance hall with attractive wooden staircase, decorative coving around ceiling and dado rail, custom built-in wooden desk with matching drawers and shelving, under-stair storage, point for wall light, recess low voltage down-lighters, antique brass power points and light switches to include triple dimmer switches, polished tiled flooring.

Lounge:

12'11" x 32'8" (3.94 x 9.98)
An elegant light filled lounge having feature Granite fireplace with cast iron inset and decorative spot-lights, gas fire, points for wall lights, box window, drop down ceiling with decorative coving, inset for wall mounted t.v., wood panelled wall with stunning diamond patterned mirrored wall creating a dramatic focal point, inset carpet flooring with tiled border, antique brass power points and triple dimmer switch, pillared arch through to:

Sun Lounge:

having decorative coving around ceiling with bespoke shell inspired domed ceiling influenced by the timeless interiors of the Ritz London, part wood panelled walls, warm recessed down-lighters, antique brass power points and triple dimmer switch, tiled flooring, French doors leading to patio courtyard area.

Kitchen/Dining/Living Area:

13'10" x 25'8" (4.22 x 7.84)
A bright traditional style open plan kitchen with a wide range of attractive cream eye and low level units, Granite worktop with waterfall edge and up-stand, stainless steel sink unit with Quooker tap, Rangemaster cooker, extractor fan with light, feature glass display unit with light, centre island with low level units, sunken power/charging point and Granite worktop with waterfall edge, tiled flooring.

Living area having Granite fireplace with decorative spot-lights and electric fire inset, feature drop down ceiling with decorative coving, recess low voltage down-lighters, points for wall lights, antique brass power points and triple dimmer switch, dado rail, tiled flooring.

Scullery

6'8" x 11'0" (2.04 x 3.36)
(opening onto kitchen) fitted with attractive cream eye and low level units, Granite worktop with waterfall edge and up-stand, stainless steel sink unit, plumbed for dishwasher, plumbed for American fridge/freezer, coving around ceiling, recess low voltage down-lighters, tiled flooring.

Rear Hallway:

8'4" x 17'6" (2.56 x 5.35)
Statement diamond patterned bevelled wall mirror framed in a thick white decorative moulding and wood panelling, feature drop down ceiling with decorative coving, antique brass triple dimmer switches, crystal flush mount chandelier, tiled flooring.

Shower Room:

5'4" x 9'8" (1.63 x 2.95)
This contemporary shower room combines stylish design with functional elegance having premium walk-in shower fitted with a sleek glass door and having electric shower and thermostatic mixer shower with chrome rainfall fixture and warm neutral toned wall tiling, wash hand basin with tiled splash back and low level vanity unit, low flush w.c., Chrome heated towel rail, coving around ceiling, extractor fan, tiled flooring.

Integral Garage (Currently Used as a Utility Room)

16'0" x 13'9" (4.88 x 4.21)
Functions as a bright and contemporary utility room with a range of modern eye and low level units completed with a matching larder/broom style cupboard, matching Granite worktop with waterfall edge and up-stand, stainless steel sink unit, plumbed for automatic washing machine, space for tumble dryer, Antique brass power points and dimmer switch, recess low voltage down-lighters, tiled flooring, insulated electric roller door.

Balustrade Staircase to First Floor Landing:

having decorative coving around ceiling and bespoke domed ceiling with chandelier, alcoves with feature spot-lights, wall mirror, large decorative window allowing natural flowing light, antique brass power points and light switches, deep skirting with lighting, walk-in shelved hot-press with light, carpet flooring.

Master Bedroom (1):

12'10" x 21'3" (3.92 x 6.48)
Designed with a feature wood panelled wall having bespoke diamond patterned wall mirror, feature drop down ceiling with decorative coving, points for wall lights, antique brass power points and triple dimmer switch, recess low voltage down-lighters, carpet flooring. Arch featuring beautiful integrated wall sculptures through to:

DRESSING ROOM: luxury custom walk-in dressing room featuring a central curved dresser with a mirrored glass top and built-in drawers, range of built-in floor to ceiling cream wardrobes, built-in vanity unit with drawers situated at large window, coving around ceiling having bespoke domed ceiling with chandelier, recess low voltage down-lighters.

Bedroom (2):

10'2" x 15'11" (3.11 x 4.86)
with stylish built-in floor to ceiling fitted wardrobes, wood panelled walls with mirrors, points for wall lights, coving around ceiling, recess low voltage down-lighters, antique brass power points and light switches, carpet flooring.

Bedroom (3):

10'3" x 10'0" (3.13 x 3.07)
with stylish built-in floor to ceiling fitted wardrobes, wood panelled walls, coving around ceiling, points for wall lights, recessed low voltage down-lighters, carpet flooring.

Bathroom:

13'8" x 5'9" (4.19 x 1.76)
Luxurious bathroom having Jacuzzi bath with shower attachment, contemporary his and hers sinks having Granite worktop with waterfall edge, built-in storage drawers and shelving, premium walk-in shower fitted with a sleek glass door having thermostatic mixer shower with rainfall fixture and warm neutral toned wall tiling, low flush w.c., Chrome heated towel rails, storage/towel cupboard fitted with Chrome heated towel rail, feature drop down ceiling with decorative coving, recess low voltage down-lighters, tiled flooring.

EXTERIOR FEATURES:

The entrance of the property is welcomed by dark, ornate wrought iron metal railings accompanied with mature hedging and electric double gates set on masonry pillars leading to the asphalt driveway.

A neatly manicured green lawn sits at the forefront, bordered by decorative Granite brick boarder that separate the grass from the driveway and features modern stainless steel bollard lights. The property features a Granite decorative brick border running along the base of the house, which neatly frames the front structure and accents the integrated planting bed.

COURTYARD AREA: well maintained brick paver driveway with decorative dark bordering, leading to impressive porch area with decorative ornate dark pillars. This is paired with flush mount outdoor wall lights, a curved brick border with small garden bed containing manicured shrubs and bushes on the right, while a narrow gravel bed with small plants runs along the base of the house on the left.

CAR PORT: 4.9m x 3.5m with concrete flooring, UPVC ceiling with recessed low voltage down-lighters. (currently used for hot tub, alfresco dining and entertaining).

The rear of the property has an impressive, grand entranceway featuring elegant, twin stone lion statues that add classic sophistication and character to the property. The statues are proudly positioned on textured masonry piers, beautifully framing a set of wide, paved steps providing a welcoming approach to the lawned garden which is bordered by mature hedges, offering excellent privacy.

ANNUAL RATES:

£2,025 as at 19/09/2026.

