

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT ONLY



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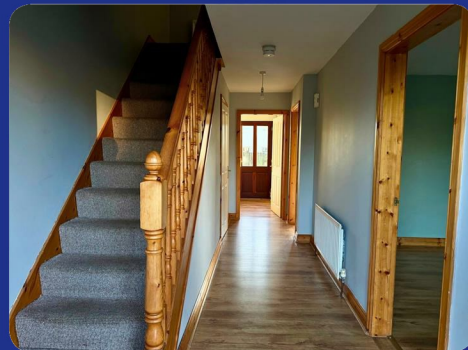
£149,950

FOR SALE



5 Drumsurn Court, Limavady, BT49 0GT

- Semi Detached House
- 3 Bedrooms / Kitchen / Lounge
- Oil Fired Central Heating
- UPVC Double Glazed Windows
- Stone Driveway
- Enclosed Rear Garden



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THE PROPERTY COMPRISES:

Description:

This well maintained family home is sure to attract a lot of interest. With 3 bedrooms, a large kitchen and good sized lounge, this house offers excellent family accommodation. Viewing is by appointment only with the undersigned agent.

Location:

Approaching Drumsum village from Limavady, continue through the village and Drumsum Court is a small private residential development on the right hand side. No. 5 is situated at the front of this development.

Ground Floor Accommodation:

Hallway:

18'8" x 7'2" (5.7 x 2.2)
Laminate flooring. Telephone point.

Lounge:

14'5" x 13'9" (4.4 x 4.2)
Pine fireplace with cast iron inset and tiled hearth. Box window. Wood effect laminate flooring.

Kitchen:

14'9" x 12'1" (4.5 x 3.7)
Range of eye and low level units with matching worktop. Tiled around units. Stainless steel sink unit. Built in hob and oven with extractor fan and light. Built in fridge freezer. Plumbed for dishwasher. Tiled flooring. PVC Patio doors to enclosed rear garden.

Utility Room:

6'6" x 6'6" (2.0 x 2.0)
Range of low level units with matching worktop. Stainless steel sink unit. Plumbed for automatic washing machine.

Separate W.C.

Low Flush W.C. Pedestal wash hand basin. Extractor fan. Laminate flooring.

First Floor Accommodation:

Bedroom 1:

11'5" x 10'2" (3.5 x 3.1)
Laminate flooring.

En - suite:

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

Bedroom 2:

12'5" x 7'6" (at widest points) (3.8 x 2.3 (at widest points))
Laminate flooring. Inset suitable for wardrobe.

Bedroom 3:

10'2" x 7'6" (3.1 x 2.3)
Laminate flooring.

Bathroom:

10'2" x 7'2" (3.1 x 2.2)
White bath. Pedestal wash hand basin. Low Flush W.C. Fully tiled shower cubicle with electric shower. Extractor fan. Tiled flooring.

Exterior Features:

Stone driveway to the side of the property. Enclosed rear garden laid in lawn.

