

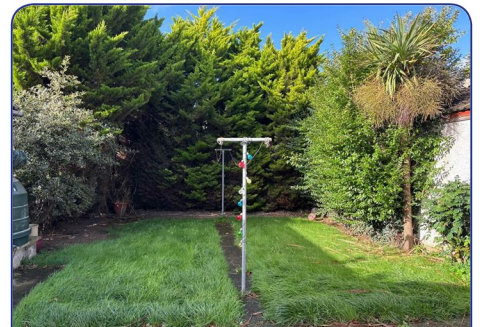
£108,950

FOR SALE



8 Roeview Park, Limavady, BT49 9BQ

- End-terrace House
- Lounge/Kitchen-Dining/3 Bedrooms/Shower Room
- UPVC Double Glazed Windows & External Doors
- Oil Fired Central Heating (Radiators Removed)
- Concrete Driveway for Off-Street Car Parking
- Enclosed Garden to Rear
- Within Walking Distance of Local Amenities
- Excellent Purchase for First Time Buyer/Investor



DESCRIPTION:

This well located end-terrace house fronts onto the Roe Mill Road and is situated within easy walking distance of the Town Centre and all local amenities. The property offers well laid out family accommodation and benefits from having an enclosed rear yard. This would make an excellent first time/investment purchase.

LOCATION:

Travelling along Catherine Street, turn left after the Costcutter filling station onto the Roe Mill Road. Continue a short distance along this road and number 8 Roeview Park is situated on the right hand side, along the front row.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

with glazed door through to:

Lounge:

10'9" x 11'9" (3.3 x 3.6)
having Oak fireplace with tiled inset and hearth, feature bay window, solid wood flooring.

Kitchen/Dining:

18'4" x 9'6" (5.6 x 2.9)
with a range of eye and low level units, matching worktop, tiled around units, under-unit lighting, stainless steel sink unit, built-in hob and oven, extractor fan with light, plumbed for automatic washing machine, under-stair storage, tiled flooring, UPVC double glazed doors to rear garden.

Staircase to first floor landing

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Bedroom (1):

9'10" x 8'2" (3.0 x 2.5)
with built-in wardrobe, built-in wall-to-wall mirrored slide-robe.

Bedroom (2):

10'9" x 8'2" (3.3 x 2.5)
with built-in robe.

Bedroom (3):

7'10" x 9'6" (2.4 x 2.9)

Shower Room:

5'6" x 5'6" (1.7 x 1.7)
having three piece suite comprising of fully tiled shower cubicle with electric shower, pedestal wash hand basin, low flush w.c. Also having extractor fan, part tiled walls, cushion flooring.

EXTERIOR FEATURES:

Small enclosed garden to front of property.

Enclosed garden to rear laid in lawn and bordered by mature trees/bushes. Boiler house and garden store.

ANNUAL RATES:

£597.00 as at 19/10/2026.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	53 E	
21-38	F		
1-20	G		

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