

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
www.propertypal.com



£245,000



14 Knockanbaan, Limavady, BT49 0UL

- Detached Family Home
- Excellent Residential Area
- 4 Bedrooms/ Kitchen/ Lounge/ Family Room
- Oil Fired Central Heating
- uPVC Double Glazing
- Tarmac Driveway
- Enclosed Rear Garden



www.danielhenry.co.uk • 32 Market Street Limavady BT49 0AA • 028 7776 2558



THE PROPERTY COMPRISES:

Description:

Situated in the popular Knockanbaan development, this attractive 4 bedroom detached house offers an excellent opportunity for family living. The property was built around 2001 and has been well looked after. This home offers great family accommodation including a Spacious Lounge, Family Room, Kitchen & Dining area, Utility, Four Bedrooms including Master with Ensuite Shower Room, Bathroom and a Ground Floor Toilet. Viewing is highly recommended and is by appointment only with the undersigned agent.

Location:

Travelling along the main Greystone Road, proceed straight ahead at the Bovally roundabout. Continue a short distance and take the second right turn into Newton Road. Continue along and take left onto Knockanbaan, followed by the next right. Number 14 will be the 3rd house situated on the left hand side.

Ground Floor Accommodation:

Hallway:

20'0" x 6'2" (6.1 x 1.9)
Tiled flooring.

Lounge:

16'0" x 11'1" (4.9 x 3.4)
Oak fireplace with tiled inset and granite hearth. Solid wood flooring.

Family Room:

18'4" x 9'10" (5.6 x 3.0)
Solid wood flooring.

Kitchen:

17'8" x 14'5" (5.4 x 4.4)
With a range of pine eye and low level units with matching worktop. Tiled around units. Stainless steel sink unit. Cooker point. Extractor fan and light. Space for fridge / freezer. Plumbed for dishwasher. Glass display unit. Larder cupboard. Tiled flooring. Pelmet over window with down lights. uPVC Double patio doors to back garden.

Utility:

9'10" x 6'6" (3.0 x 2.0)
Pine eye and low level units with matching worktop. Stainless steel sink unit. Tiled around units. Plumbed for automatic washing machine. Ducted for tumble dryer. Tiled flooring. Extractor fan.

Separate W.C.

5'10" x 2'3" (1.8 x 0.7)
Low Flush W.C. Pedestal wash hand basin. Extractor fan. Tiled flooring.

First Floor Accommodation:

Bedroom 1:

12'9" x 10'2" (3.9 x 3.1)
Laminate flooring and recessed low voltage downlights.

En - suite:

7'10" x 6'6" (2.4 x 2.0)
Fully tiled shower cubicle with power shower. Low Flush W.C. Pedestal wash hand basin. Extractor fan. Tiled flooring. Fully tiled walls.

Bedroom 2:

15'1" x 10'2" (4.6 x 3.1)
Carpet flooring and recessed low voltage downlights.

Bedroom 3:

11'9" x 9'2" (3.6 x 2.8)
Carpet flooring and recessed low voltage downlights.

Bedroom 4:

10'5" x 7'6" (3.2 x 2.3)
Carpet flooring and recessed low voltage downlights.

Bathroom:

8'2" x 7'6" (2.5 x 2.3)
Consisting of bath, pedestal wash hand basin, Low Flush W.C. Power shower. Extractor fan. PVC wall panels

Exterior Features:

Tarmac Driveway to the front of the house. Enclosed rear garden laid in lawn.

Annual Rates:

Estimated Annual Rates: £1,439 as at 16 October 2026

