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

£219,950



FOR SALE

33 Kilrea Road, Coleraine, BT51 5LR

- Detached Bungalow
- 3 Bedrooms / Kitchen / 2 Receptions
- Large Site
- Well Maintained Gardens
- Detached Garage
- Tarmac Driveway
- Close to Local Town Amenities







THE PROPERTY COMPRISES:

Description:
Daniel Henry Estate Agents are delighted to bring this detached bungalow to the market. Situated on the outskirts of Garvagh village, this home is sure to attract a lot of interest. With three bedrooms and two reception rooms, the home offers excellent family accommodation. Viewing is strictly by appointment only with the undersigned agent.

Location:
Leaving Garvagh and driving towards Kilrea, No. 33 is situated on your right hand side immediately after the Trinity Care home.

Accommodation to Include:

Entrance Porch:
4'11" x 3'11" (1.5 x 1.2)
Tiled flooring. Glazed door to hallway.

Lounge:
14'9" x 10'9" (4.5 x 3.3)
With a tiled fireplace with a tiled inset and a tiled hearth. Coving around ceiling. Carpet flooring.

Kitchen:
16'0" x 9'10" (4.9 x 3.0)
Fitted with a range of eye and low level units with matching worktop. Tiled around units. Under unit lighting. Stainless steel sink unit. Point for hob and oven. Extractor fan and light. Space for fridge / freezer. Glass display unit. Corner display unit. Pelmet over window. Cushion flooring.

Family Room:
13'9" x 9'10" (4.2 x 3.0)
With a wooden fireplace with a tiled inset and a tiled hearth. Carpet flooring.

Bedroom 1:
13'1" x 9'10" (4.0 x 3.0)
Carpet flooring. Built in wardrobe.

Bedroom 2:
11'5" x 9'10" (3.5 x 3.0)
Carpet flooring. Built in wardrobe.

Bedroom 3:
9'10" x 8'2" (3.0 x 2.5)
Carpet flooring.

Bathroom:
9'10" x 5'10" (3.0 x 1.8)
Consisting of a white fitted bath with an electric shower over bath, pedestal wash hand basin and a Low Flush W.C. Cushion flooring and tiled walls.

Exterior Features:
Tarmac driveway to the front and side of the property with parking for a number of cars. Detached garage. Garden to the front of the property laid in lawn and bordered by a mature hedge. Large garden to the rear of the property laid in lawn and bordered by mature hedging. Storehouse.

Detached Garage:
20'0" x 9'10" (6.1 x 3.0)
Power points and overhead storage. Pedestrian side door.






