Daniel Henry
ESTATE AGENTS

£235,000



2 Boyle Close, Limavady, BT49 9FG

- Recently Constructed Detached Bungalow
- Open Plan Kitchen/Dining/Living Area
- Three Bedrooms (Master with Ensuite)
- Gas Central Heating
- UPVC Double Glazed Windows
- Fitted Solar Panels to Roof
- Tarmac Driveway
- Within Walking Distance of Local Amenities







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DESCRIPTION:
This beautiful detached bungalow is of recent construction and is located in the well sought after area of Roe Wood. The property offers well laid out accommodation to include three bedrooms and spacious open plan kitchen/dining/living area. This property is finished to an impressive standard with all the features of modern living and is complimented by the beautifully enclosed garden space to the rear. The property comes highly recommended and viewing is by appointment only.

LOCATION:
Leaving Limavady along the Ballyquin Road, turn right at the Roe Valley Integrated School into Roe Wood. Take the first right turn just after the service station and continue a short distance. Take another right again after the service station and number 2 Boyle Close is located on the right hand side.

ACCOMMODATION TO INCLUDE:

Entrance Porch:
5'9" x 4'9" (1.76 x 1.46)
approached by composite front door, tiled flooring.

Kitchen/Dining/Living Area:
12'6" x 41'9" (3.83 x 12.73)
with a range of modern grey eye and low level units to include shelved larder cupboard, solid wood matching worktop with up-stand, under-unit lighting, stainless steel sink unit, built-in induction hob with splash-back and double oven, stainless steel extractor fan with light, built-in fridge/freezer and dishwasher, built-in cupboard with washing machine, built-in dresser unit with feature glass display, built-in sideboard, feature hanging lights over worktop, recess low voltage down-lighters, tiled flooring.

LIVING AREA: with wood effect laminate flooring, UPVC double doors to paved patio area.

Master Bedroom (1):
11'3" x 10'3" (3.43 x 3.14)
with carpet flooring, built-in slide-robe and dressing table. EN-SUITE: 2.08m x 1.39m having fully tiled wall-to-wall shower cubicle with thermostatic shower, wall mounted wash hand basin, low flush w.c., extractor fan, tiled flooring.

Bedroom (2):
11'3" x 10'5" (3.43 x 3.18)
with carpet flooring, t.v. point.

Bathroom:
11'4" x 6'2" (3.46 x 1.88)
with four piece suite comprising of fitted bath, wash hand basin with low level vanity unit, low flush w.c., fully tiled shower cubicle with electric shower. Also having extractor fan, tiled walls around bath, Chrome heated towel rail, recess low voltage down-lighters, tiled flooring.

Bedroom (3):
9'2" x 8'4" (2.81 x 2.56)
with carpet flooring.

EXTERIOR FEATURES:
Garden to front of property laid in lawn with attractive stoned border having small planting.

Private enclosed garden to rear partially laid in lawn.

Attractive paved patio area with purpose built covered area. Raised stoned bed with small shrubs/bushes.

Greenhouse. Outside light & tap.

Wooden shed: with power points and electric.

ANNUAL RATES:
£1066.00 as at 24/11/2026.

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