SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Daniel Henry ESTATE AGENTS

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ARLA Association of Residential Letting Agents

Daniel Henry ESTATE AGENTS

£229,950



5 Bells Hill, Limavady, BT49 0DQ

- Semi Detached House
- 3 Bedrooms / Kitchen / Lounge / 2 Bathrooms
- Large Enclosed Rear Garden
- Sought After Residential Area
- Good Decorative Order
- Oil Fired Central Heating
- Close to Local Amenities







THE PROPERTY COMPRISES:

Description:
Daniel Henry Estate Agents are delighted to bring this excellent semi detached home to the market. Situated in the much sought area of Bells Hill, this home is sure to attract lots of interest. With three bedrooms, kitchen, lounge and two bathrooms, as well as a large enclosed rear garden, this home offers excellent family accommodation. Viewing is strictly by appointment only with the undersigned agent.

Location:
Leaving Limavady town centre proceeding along Church Street leading to Rathmore Road just past Limavady Football Club on the right-hand-side take next right into Bells Hill, Proceed along this road for a short distance. No:5 is situated on the right-hand-side.

Ground Floor Accommodation:

Hallway:
11'1" x 6'2" (3.4 x 1.9)
Solid wood flooring. Telephone point.

Lounge:
15'8" x 11'1" (4.8 x 3.4)
Solid wood flooring. Electric fire.

Kitchen:
20'8" x 9'2" (6.3 x 2.8)
Fitted with a range of solid wood eye and low level units with matching work top and tiled around units. Stainless steel sink unit. Point for hob and oven. Extractor fan and light. Point for fridge freezer. Kickboard heater. Plumbed for dishwasher. Wine display rack. Tiled flooring. Storage cupboard. Under stair storage.

Utility Room:
7'6" x 4'7" (2.3 x 1.4)
Fitted with a range of eye and low level units with matching worktop and tiled around units. Plumbed for automatic washing machine. Tiled flooring.

Bathroom:
11'5" x 7'6" (3.5 x 2.3)
With a white fitted bath with shower attachment over bath. Pedestal wash hand basin. Low Flush W.C. Fully tiled shower cubicle with electric shower. Extractor fan. Tiled flooring. Tiled walls.

First Floor Accommodation:

Bedroom 1:
11'5" x 11'1" (3.5 x 3.4)
Laminate flooring. Built in sliding wardrobes.

Bedroom 2:
9'2" x 7'10" (2.8 x 2.4)
Laminate flooring. Built in wardrobe.

Bedroom 3:
11'1" x 11'1" (3.4 x 3.4)
Laminate flooring.

Bathroom:
5'6" x 5'6" (1.7 x 1.7)
Fully tiled shower cubicle with electric shower. Wall mounted wash hand basin. Shelved hotpress. Tiled flooring. Tiled walls.

Separate W.C.
6'6" x 2'7" (2.0 x 0.8)
Low Flush W.C. Pedestal wash hand basin. Tiled flooring. Part tiled walls.

Exterior Features:
Tarmac driveway to the front and side of the property. Garage. Store. Large enclosed rear garden laid in lawn.

Garage:
14'9" x 9'10" (4.5 x 3.0)
Wooden door. Pedestrian side door. Lights and power points.

Store:
13'5" x 9'10" (4.1 x 3.0)






