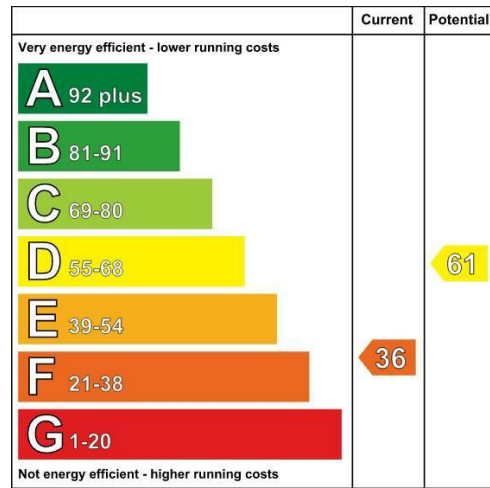


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**

- Master Bedroom with En-suite
- Study with Large Feature Windows
- Oak Internal Doors
- PVC Soffit and Fascia
- Outside Light and Tap
- Feature Roof Space Port Hole Window
- Solar PV Panels on the Roof
- Tarmac Driveway
- Excellent Location Just off the Main Seacoast Road



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel Henry**  
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 £308,950

**FOR SALE**



**1 Cherryvale Park, Limavady, BT49 9AH**

- Detached Bungalow
- 4 Bedrooms/2 Receptions/2 Bathrooms
- Spacious Open Plan Kitchen/Dining/Living
- Recently Renovated to a Very High Standard
- NEST Controlled Oil Fired Central Heating System
- UPVC Georgian Bar Windows & External Doors
- Spacious Garden Enclosed by Mature Hedging
- Private Cul-de-Sac Location



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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.





## THE PROPERTY COMPRISES:

### DESCRIPTION:

Set on spacious site, this detached bungalow has been extensively renovated in recent years to the highest of standards, offering all the luxuries of modern living. It is situated a short distance from Limavady and enjoys a quiet cul-de-sac location of only three homes. The home offers spacious, well laid out family accommodation to include four bedrooms and two receptions. It benefits from a bright open plan kitchen/dining/living area. Rarely do properties of this calibre come on the market for sale and viewing comes highly recommended.

### LOCATION:

Leaving Limavady along the Seacoast, travel for approximately 2.5 miles and number 1 Cherryvale Park is situated down a short private laneway on the left hand side.

### ACCOMMODATION TO INCLUDE:

#### Entrance Hall:

20'0" x 8'2" (6.1 x 2.5)  
approached by attractive glazed panelled front door, coving around ceiling, solid wood flooring, shelved hot-press.

#### Lounge:

19'8" x 14'9" (6.0 x 4.5)  
having attractive Marble fireplace with granite hearth, tiled inset housing multi-fuel burning stove, coving around ceiling and centre piece, solid wood flooring.

#### Dual Aspect Kitchen/Dining:

22'7" x 13'1" (6.9 x 4.0)  
glazed door from hallway, wide range of Oak eye and low level units, matching Quartz worktop with up-stand, stainless steel sink unit, cooker point for range cooker, extractor fan canopy with light, space for American fridge/freezer, integrated dishwasher and microwave, feature glass display unit with light, recess low voltage down-lighters, tiled flooring, open plan through to:

#### Living Area/Snug:

12'9" x 12'5" (3.9 x 3.8)  
with feature large windows, UPVC double glazed windows to paved patio area, feature room heater, tiled flooring.

#### Utility Room:

12'9" x 6'6" (3.9 x 2.0)  
with Oak eye and low level units, matching worktop, stainless steel sink unit, plumbed for automatic washing machine, ducted for tumble dryer, double built-in cloaks cupboards with power points and lighting, recess low voltage down-lighters, tiled flooring.

#### Master Bedroom (1):

20'0" x 11'5" (6.1 x 3.5)  
with coving around ceiling, mirrored slide-ropes, solid wood flooring. EN-SUITE: 2.0 x 1.8 having fully tiled wet room shower cubicle with electric shower, wash hand basin with vanity unit, low flush w.c., extractor fan, fully tiled walls, tiled flooring.

#### Bedroom (2):

15'8" x 11'5" (4.8 x 3.5)  
with built-in mirrored slide-robe, coving around ceiling, solid wood flooring.

#### Bedroom (3):

15'5" x 11'5" (4.7 x 3.5)  
with built-in wardrobe, built-in mirrored slide-ropes, coving around ceiling, solid wood flooring.

#### Bedroom (4):

14'5" x 13'1" (4.4 x 4.0)  
with coving around ceiling and centre piece, solid wood flooring.

#### Study:

15'1" x 7'6" (4.6 x 2.3)  
double glazed doors from hallway, large feature windows, coving around ceiling, solid wood flooring.

#### Bathroom:

11'9" x 6'6" (3.6 x 2.0)  
having four piece suite comprising of fitted bath with shower attachment, wash hand basin with low level vanity unit, low flush w.c., fully tiled wet room shower cubicle with waterfall head thermostatic shower. Also having extractor fan, Chrome heated towel rail, lighted mirror, fully tiled walls, tiled flooring.

### EXTERIOR FEATURES:

Mature enclosed garden laid in lawn to front and side of property bordered by mature beech hedging. Extensive tarmac area with parking for a number of cars. Feature brick wall with steps-up to paved patio area.

### ANNUAL RATES:

£2058.84 as at 12/03/2025.

