

£159,950

FOR SALE



40 Woodvale Mews, Eglinton, BT47 3FE

- End Terrace House
- Lounge/Kitchen-Dining/3 Bedrooms/2 Bathrooms
- Good Decorative Order Throughout
- UPVC Double Glazed Windows
- Oil Fired Central Heating
- Excellent Residential Area
- Enclosed Rear Garden
- Street Parking Available to Front



DESCRIPTION:

This delightful three bedroom property is situated in a well sought after private residential location in Eglinton Village. The property offers well laid out family accommodation and would make an excellent opportunity for a first time buyer. It is within walking distance of local village amenities and offers easy commuting to Derry City and local towns.

LOCATION:

Driving along Eglinton Main Street towards Slaughtmanus, just before leaving the Village, take a left turn into Woodvale Mews. Proceed into the development and number 40 is directly in front of you.

ACCOMMODATION TO INCLUDE:

Hallway:

16'0" x 6'10" (4.9 x 2.1)
with cushion flooring.

Lounge:

16'0" x 12'1" (4.9 x 3.7)
having Pine fireplace with tiled inset and tiled hearth, wood effect laminate flooring.

Kitchen/Dining:

13'9" x 13'1" (4.2 x 4.0)
with a range of modern eye and low level units, matching worktop, tiled around units, under-unit lighting, Stainless steel sink unit, pelmet over window with recess lighting, built-in hob and oven, extractor fan with light, built-in fridge/freezer and dishwasher, feature glass display unit, UPVC patio doors to rear garden.

Utility Room:

8'10" x 6'6" (2.7 x 2.0)
with low level units, matching work top, Stainless steel sink unit, plumbed for automatic washing machine, ducted for tumble dryer, tiled flooring.

Staircase to first floor landing:

Master Bedroom (1):

12'9" x 12'1" (3.9 x 3.7)
with EN-SUITE: having fully tiled shower cubicle with power shower, low flush W.C., pedestal wash hand basin, extractor fan, tiled flooring.

Bedroom (2):

13'5" x 10'9" (4.1 x 3.3)

Bedroom (3):

11'9" x 10'5" (3.6 x 3.2)
with built-in wardrobe.

Bathroom:

8'6" x 6'6" (2.6 x 2.0)
with three piece suite comprising of fitted bath with shower attachment, pedestal wash hand, low flush W.C., fully tiled shower cubicle with electric shower. Also having extractor fan, half tiled walls, tiled flooring.

EXTERIOR FEATURES:

Enclosed rear garden laid in lawn.

ANNUAL RATES:

£1111.20 as at 28/02/2025.

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

