

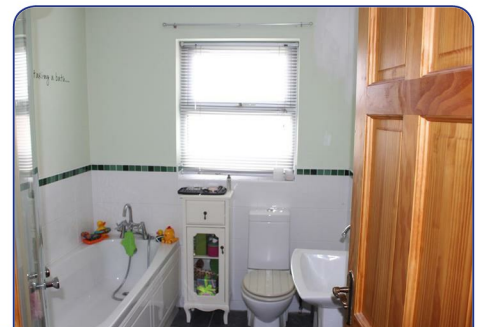
£159,950

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

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