



## Irish Green Street Limavady, BT49 9AD



This charming detached two-storey property is set on a spacious road front site in a prime town-centre location, offering excellent potential for residential or commercial use, subject to any necessary planning approvals.

The home features entrance foyer, well-appointed kitchen and dining area, large reception, a versatile downstairs bedroom or additional living space, downstairs W.C., rear entrance with utility and storage.

On the first floor the property offers three generously sized bedrooms with built in storage, an office room, two bathrooms, with a n additional W.C. and a generous layout.

Key features of the home include an oil-fired central heating system, double-glazed PVC-framed windows for energy efficiency, tarmac driveway with plenty of parking space and a detached garage.

This well-located home presents an outstanding opportunity for those seeking space, convenience, and versatility.

**Offers around £249,950**

### Viewing

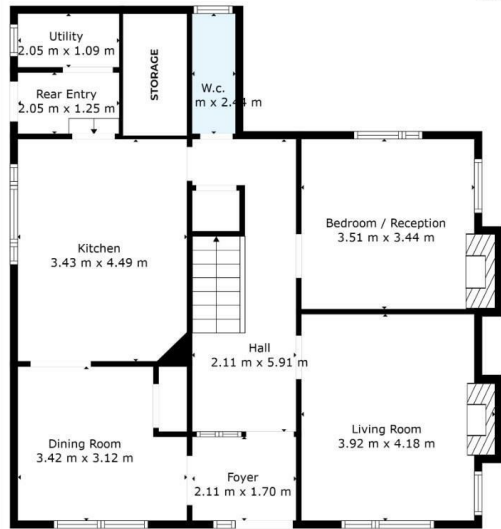
Please contact our Homepage Estate Agents Office on 028 7187 6261

if you wish to arrange a viewing appointment for this property or require further information.

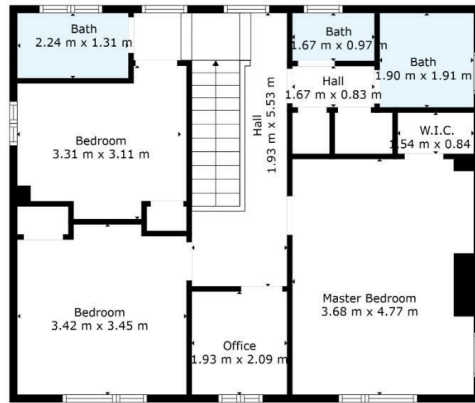
- 4 BEDROOM DETACHED
- LARGE FAMILY HOME
- 2 RECEPTION ROOMS
- VERSITILE DOWNSTAIRS BEDROOM
- OFCH
- DOUBLE GLAZED WINDOWS
- DETACHED GARAGE
- LARGE SITE
- PROMINENT LOCATION



# 92 Irish Green Street LIMAVADY



Floor 1



Floor 2

This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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