

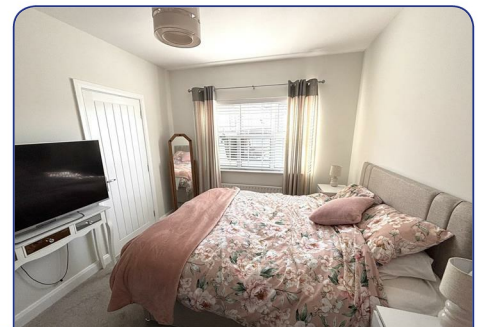
£219,950

**FOR SALE**



37 Whispering Pines, Limavady, BT49 0UB

- Detached Bungalow
- Excellent Residential Area
- 3 Bedrooms / Kitchen / Lounge
- Gas Heating
- Tarmac Driveway
- Detached Garage
- Enclosed Rear Garden



### Description:

Daniel Henry Estate Agents are delighted to bring this superb detached bungalow to the market. Situated in the sought after residential area of Whispering Pines, this property is sure to attract lots of interest. With 3 bedrooms, a kitchen and a lounge, the home offers excellent family accommodation. Viewing is by appointment only with the undersigned agent.

### Location:

Proceeding along the main Edenmore Rd, at the mini roundabout, take a left onto the Rossair Rd. Travel along this road and take the 5th turn on the left into Whispering Pines. Follow this road along and take left and then immediate right and No. 37 is on your right hand side.

### Accommodation to include:

#### Hallway:

23'7" x 4'7" (7.2 x 1.4)

Laminate flooring. Telephone point.

#### Lounge:

16'4" x 12'5" (5.0 x 3.8)

Wood burning stove with tiled hearth. Laminate flooring. Dimmer switch.

#### Kitchen:

13'9" x 11'5" (4.2 x 3.5)

Fitted with a range of eye and low level units with matching worktop. Tiled around units. Under unit lighting. Stainless steel sink unit. Fitted oven and counter top induction hob. Extractor fan and light. Plumbed for dishwasher. Wine display unit. Glass display unit with light. Pelmet over window. Tiled flooring.

#### Utility Room:

7'6" x 5'6" (2.3 x 1.7)

Fitted with a range of eye and low level units with matching worktop. Stainless steel sink unit. Tiled around units. Plumbed for automatic washing. Tiled flooring.

**Agent:** *Daniel Henry (Limavady)*

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk

#### Bedroom 1:

12'1" x 9'10" (3.7 x 3.0)

Carpet flooring.

#### En-suite:

7'6" x 3'3" (2.3 x 1.0)

Fully tiled shower cubicle with electric shower. Low Flush W.C. Pedestal wash hand basin. Extractor fan. Cushion flooring. Tiled walls.

#### Bedroom 2:

12'1" x 9'10" (3.7 x 3.0)

Laminate flooring. Built in slide robe.

#### Bedroom 3:

11'5" x 9'6" (3.5 x 2.9)

Laminate flooring.

#### Bathroom:

8'2" x 6'6" (2.5 x 2.0)

With a white standalone bath. Fully tiled shower cubicle with thermostatic shower. Wall mounted wash hand basin with vanity unit underneath. Extractor fan. Tiled flooring. Part tiled walls.

#### Exterior Features:

Front garden laid in lawn. Tarmac driveway to the side of the property. Detached garage. Large enclosed back yard with garden laid in lawn and paved area. Outdoor power points.

#### Detached Garage:

19'0" x 10'9" (5.8 x 3.3)

Roller door. Pedestrian side door. Power points.

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](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)

