

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel
Henry
 ESTATE AGENTS

£595,000

FOR SALE



41b Limavady Road, L'Derry, BT47 6LP

- DETACHED HOUSE
- 3 RECEPTION ROOMS/4 BEDROOMS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT
- PVC FASCIA & DOWNPIPES
- ELECTRIC GATES
- EXTENSIVE LAWNS
- BUILT 1996
- GARAGE
- EPC RATING -



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ACCOMMODATION

HALLWAY

14'6" x 11'6" wp (4.42m x 3.51m wp)
Having oak flooring, understairs storage, ceiling cornicing and centre rose, double doors to Lounge.

CLOAKROOM/GUEST TOILET AND WHB

Cloakroom leading to guest toilet and WHB, 1/2 height wooden panelled walls, oak flooring.

LOUNGE

18'1" x 12'8" into bay (5.51m x 3.86m into bay)
Having bay window, dual aspect, magnificent fireplace, ceiling cornicing and centre rose, picture rail, oak flooring.

FAMILY ROOM

11'6" x 10'8" (3.51m x 3.25m)
Having ceiling cornicing and centre rose, oak flooring.

KITCHEN/DINING/LIVING AREA

28'11" x 13'3" (8.81m x 4.04m)
Having excellent range of eye and low level units with concealed lighting under, tiling between units, matching pelmet over window, matching wooden worktop, plate rack, glazed display cupboards, 'Belling' cooking centre, plumbed for dishwasher, integrated fridge/freezer, ceiling cornicing and centre rose, tiled floor. Ample dining space, Living area with oak flooring, ceiling cornicing and centre rose, picture rail, double doors to Sun Room.

SUN ROOM

13'2" x 9'6" (4.01m x 2.90m)
Having ceiling cornicing and centre rose, tiled floor, French doors to rear.

UTILITY ROOM

12'11" x 5'4" (3.94m x 1.63m)
Having low level units, sink unit, plumbed for washing machine, space for tumble dryer, ceiling cornicing and centre rose, tiled floor.

FIRST FLOOR

LANDING

Having hotpress, window, ceiling cornicing and centre rose, oak flooring.

MASTER BEDROOM

20'5" x 12'8" wp (6.22m x 3.86m wp)
Having bay window, dual aspect, ceiling cornicing and centre rose, Oak flooring.

EN-SUITE

Comprising tiled walk in shower, whb set in vanity unit, wc, oak flooring.

BEDROOM 2

12'5" x 13'3" into wardrobes (3.78m x 4.04m into wardrobes)
Having wall to wall built in wardrobes, ceiling cornicing and centre rose, oak flooring.

BEDROOM 3

12'4" x 11'7" into wardrobes (3.76m x 3.53m into wardrobes)
Having wall to wall built in wardrobes, ceiling cornicing and centre rose, oak flooring.

BEDROOM 4

13'3" x 9'7" into wardrobes (4.04m x 2.92m into wardrobes)
Having wall to wall built in wardrobes, ceiling cornicing and centre rose, oak flooring.

BATHROOM

8'8" x 8' (2.64m x 2.44m)
Comprising free standing claw foot bath, whb and wc, wall light points, ceiling cornicing and centre rose, 1/2 height wooden panelled walls, oak flooring.

INTEGRAL GARAGE

17'2" x 12'11" (5.23m x 3.94m)
Having electric door, light and power points.

EXTERIOR FEATURES

Walled to front with double electric gates.
Tiled porch with recessed lighting.
Extensive paved driveway.
Neatly manicured lawns to front and sides bordered by mature conifers and stocked with mature plants and trees.
Paved patio areas.
Featured exterior lights.

ESTIMATED ANNUAL RATES

£2722.44 (APRIL 2025)

