

£218,950

**FOR SALE**



**7 Rose Gardens, Limavady, BT49 0TW**

- Detached Bungalow with Detached Garage
- Lounge/Kitchen-Dining/3 Bedrooms/Bathroom
- Oil Fired Central Heating
- UPVC Double Glazed Windows & External Doors
- Tarmac Driveway for Off-Street Parking
- Very Good Order Throughout
- Well Sought After private Residential Location
- Within Walking Distance of Local Amenities



**DESCRIPTION:**

This beautiful three bedroom detached bungalow is situated in a well sought after location, within a lovely cul-de-sac. The property has been maintained to a good standard throughout and offers well laid out family accommodation. It benefits from a private enclosed rear garden and detached garage. Viewing comes highly recommended.

**LOCATION:**

Travelling along the Edenmore Road, proceed straight head at the two mini-roundabouts. After the second roundabout, take the second right turn into Rose Gardens. Number 7 is situated on the right hand side.

**ACCOMMODATION TO INCLUDE:****Entrance Hall:**

24'3" x 3'11" (7.4 x 1.2)

with telephone point, built-in cloaks, shelved hot-press, carpet flooring.

**Lounge:**

16'4" x 12'9" (5.0 x 3.9)

having feature wood fireplace with electric fire insert, bay window, telephone point, double dimmer switch, wood effect laminate flooring.

**Kitchen/Dining:**

11'5" x 11'1" (3.5 x 3.4)

with a range of Oak eye and low level units, matching worktop, tiled around units, stainless steel sink unit, pelmet over window with down-lights, cooker point, space for fridge/freezer, feature corner display unit, recess down-lighters to ceiling, tiled flooring.

**Utility Room:**

6'6" x 5'10" (2.0 x 1.8)

with eye and low level units, matching worktop, tiled around units, stainless steel sink unit, plumbed for automatic washing machine, space for tumble dryer, tiled flooring.

**Bedroom (1):**

11'9" x 11'1" (3.6 x 3.4)

with wall-to-wall slide-ropes, t.v. point, wood effect laminate flooring.

**Bedroom (2):**

12'9" x 10'5" (3.9 x 3.2)

with fitted mirrored slide-ropes, dimmer switch, wood effect laminate flooring.

**Bedroom (3):**

12'9" x 11'5" (3.9 x 3.5)

with wood effect laminate flooring.

**Bathroom:**

10'9" x 6'2" (3.3 x 1.9)

having four piece suite comprising of fitted bath with shower attachment, pedestal wash hand basin, low flush w.c., fully tiled corner shower cubicle with electric shower. Also having extractor fan, stainless steel room heater, wood panel walls, tiled flooring.

**EXTERIOR FEATURES:**

Open plan garden to front of property laid in lawn.

Garden to rear laid in lawn and enclosed by high fencing. Outside light & tap.

**Detached Garage:**

19'8" x 11'9" (6.0 x 3.6)

with roller door, power points and strip lighting, access to overhead storage, pedestrian side door, oil fired boiler.

**ANNUAL RATES:**

£1074.15 as at 11/06/2025.

**Agent: Daniel Henry (Limavady)**

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