

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Waterside)
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk



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Daniel Henry
ESTATE AGENTS

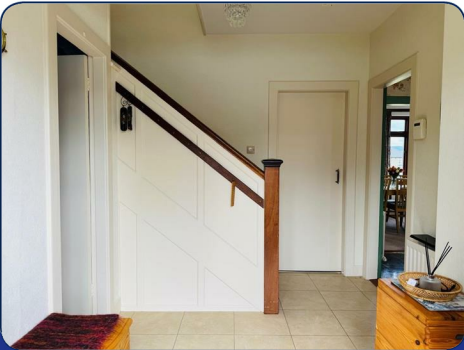
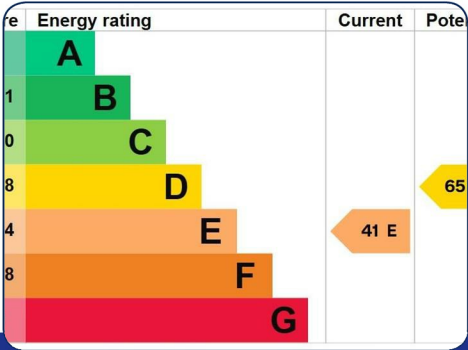
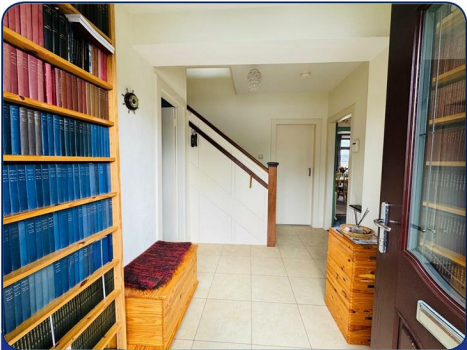
£425,000

FOR SALE

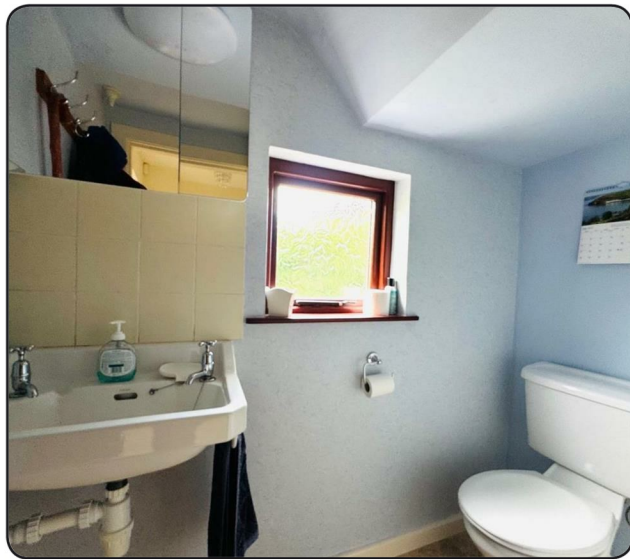


23 Rossbay, Limavady Road, BT47 6JF

- DETACHED HOUSE ON LARGE PLOT
- 4 BEDROOMS
- OIL FIRED CENTRAL HEATING
- DOUBLE GLAZED WINDOWS (except garage)
- LAWNS TO FRONT AND REAR
- TARMAC DRIVEWAY
- GARAGE
- VIEWS OVER RIVER
- EPC RATING -



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ACCOMMODATION

HALLWAY

Having Karndean flooring.

GUEST WHB & WC

Having Karndean flooring.

LOUNGE/DINING AREA

28'10" x 12'7" wp (8.79m x 3.84m wp)

Having multi fuel stove set on granite hearth, corner windows, French doors to rear.

KITCHEN

12'6" x 10'4" (3.81m x 3.15m)

Having range of eye and low level units, tiling between units, 1 1/2 bowl white composite sink unit with mixer taps, wired for cooker, stainless steel extractor hood, plumbed for dishwasher, space for fridge, Karndean flooring.

UTILITY ROOM

16'2" x 5'1" (4.93m x 1.55m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer.

FIRST FLOOR

LANDING

Having hotpress.

MASTER BEDROOM

15'2" x 15' wp (4.62m x 4.57m wp)

Having built in wardrobe, dual aspect.

EN-SUITE

Comprising walk in electric shower, whb set in vanity unit, wc, PVC cladding to walls.

BEDROOM 2

12'11" x 8'11" wp (3.94m x 2.72m wp)

Having built in wardrobe.

BEDROOM 3

12'10" x 11'4" wp (3.91m x 3.45m wp)

Having built in wardrobe, whb, corner window.

BEDROOM 4

11' x 7'11" (3.35m x 2.41m)

Having built in wardrobe with cupboard over.

BATHROOM

Comprising bath with electric shower over, shower screen, whb and wc, PVC cladding to walls.

INTEGRAL GARAGE

15'10" x 9'11" (4.83m x 3.02m)

Having roller door, light and power points, sink unit, rear window.

EXTERIOR FEATURES

Neat lawn to front bordered by wall and double entrance gates.

Extensive lawn to rear stocked with plants, fruit trees and shrubs.

Tarmac driveway.

ESTIMATED ANNUAL RATES

£

