



1 Boyle Avenue Limavady, BT49 9FH



Homepage Estate Agents are delighted to welcome this very well presented 3 bedroom home in the popular Boyle Avenue Development in Limavady.

Constructed in 2021, the property has a spacious living accommodation to include kitchen / dining area, living room, three well proportioned bedrooms with master en-suite, downstairs WC and a family bathroom.

This modern home includes various standard upgrades such as a central kitchen island, granite worktops, flooring, and built-in wardrobes. It also benefits from a large enclosed private rear garden laid to lawn with an extended patio area with ample off-street parking.

Offering excellent living accommodation and exceptional condition internally, this beautiful home will appeal to an abundance of families and first time buyers alike.

Offers over £189,950

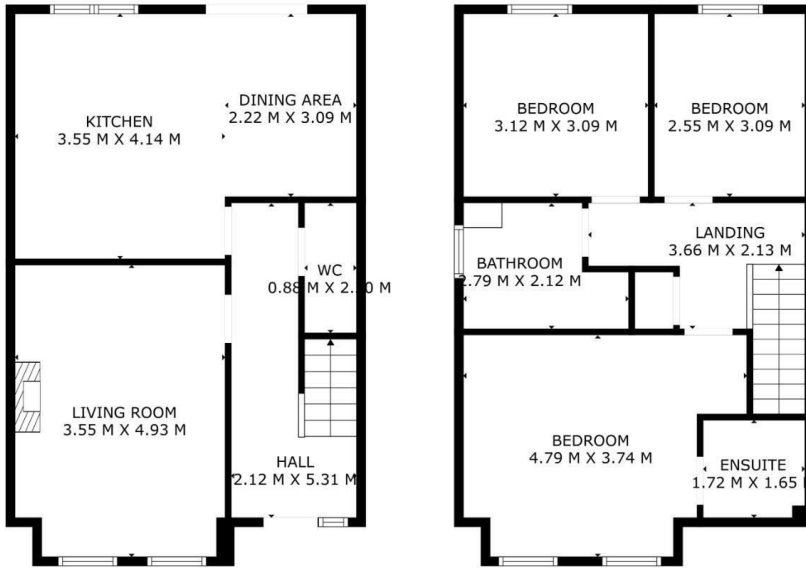
Viewing

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.

- 3 BEDROOM FAMILY HOME
- SEMI DETACHED
- 3 BATHROOMS
- OPEN PLAN KITCHEN / DINING
- FEATURE CENTRE ISLAND
- GRANITE WORKTOPS
- STUNNING INTERNAL FEATURES
- BUILT IN WARDROBES
- PRIVATE ENCLOSED REAR GARDENS
- SOUGHT AFTER LOCATION

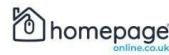
1 Boyle Avenue LIMAVADY



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive 2002/91/EC

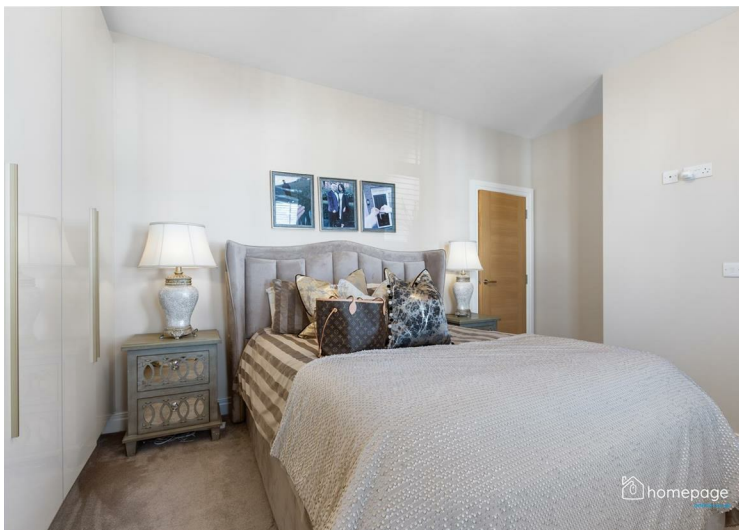


Environmental Impact (CO₂) Rating

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

Northern Ireland

EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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