

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Four Bedrooms (One En-suite)
Kitchen, Dining Room & Lounge
Oil Fired Central Heating
Solid Wood Double Glazing
Detached Garage
South Facing Rear Garden
Fitted Alarm System
CCTV
Solid Oak floors



Daniel
Henry
ESTATE AGENTS

£379,950

FOR SALE



35 Bells Hill, Limavady, BT49 0DQ

- Detached Bungalow
- Sought After Residential Area
- Large Corner Site
- Beautiful Mature Garden to Front and South Facing Rear Garden
- Tarmac Driveway
- 4 Bedrooms / Kitchen / 2 Reception Rooms
- CCTV Installed



VIEWING STRICTLY BY APPOINTMENT ONLY

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THE PROPERTY COMPRISES:

Description:
Daniel Henry Estate Agents are delighted to bring this fantastic detached bungalow to the market. This home occupies a prime site in the much sought after residential location of Bells Hill. Situated on a large corner site, this home is sure to attract a lot of interest. With four bedrooms and two receptions, the home offers excellent family accommodation.

Viewing is strictly by appointment only with the undersigned agents.

Location:

Accommodation:

Vestibule:
Tiled flooring. Glazing. Light.

Hallway:
Solid oak flooring. Numerous cupboards for storage.

Lounge:
19'0" x 14'1" (5.8 x 4.3)
With a tiled fireplace, tiled inset and tiled hearth. Feature corner window. Solid oak flooring.

Kitchen:
15'1" x 9'10" (4.6 x 3.0)
Fitted with a range of eye and low level units with solid wood worktop. Tiled around units. Stainless steel sink unit. Double built in oven. Gas cooker on centre island. Stainless steel extractor fan and light. Recessed low voltage down lights. Terrazo tiled flooring.

Dining Room:
14'5" x 11'1" (4.4 x 3.4)
Tiled fireplace. Solid oak flooring.

Bedroom 1:
13'5" x 10'9" (4.1 x 3.3)
With a tiled fireplace and tiled hearth. Solid oak flooring. Built in wardrobe.

En-suite:
6'10" x 2'7" (2.1 x 0.8)
Wet room with thermostatic shower. Low Flush W.C. Pedestal wash hand basin. Tiled flooring.

Bedroom 2:
11'1" x 10'2" (3.4 x 3.1)
Solid oak flooring. Built in wardrobe.

Bedroom 3:
10'9" x 10'2" (3.3 x 3.1)
Solid oak flooring. Built in wardrobe. Pedestal wash hand basin.

Bedroom 4 / Office
11'5" x 8'2" (3.5 x 2.5)
Solid oak flooring.

Bathroom:
7'10" x 7'2" (2.4 x 2.2)
Consisting of a white fitted bath with shower attachment over bath. Pedestal wash hand basin. Low Flush W.C. Shaver point. Tiled flooring.

Exterior Features:
Tarmac driveway to the side of the property. Garden at the front of the property laid in lawn which wraps around the side and leads to a south facing rear garden. The site is enclosed by mature hedging and benefits from having numerous shrubs and trees planted throughout. The house benefits from having a detached garage with boiler room attached at the rear.

Detached Garage:
16'4" x 9'6" (5.0 x 2.9)
With a bifold door. Power points. W.C.

Annual Rates:
Estimated Annual Rates: £1739.10 (September 2025)

