

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |

VIEWING STRICTLY BY APPOINTMENT ONLY



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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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www.danielhenry.co.uk
www.propertypal.com



£80,000

FOR SALE



32 Roeview Park, Limavady, BT49 9BQ

- End Terrace Home
- 3 Bedrooms / Kitchen / Lounge
- uPVC Double Glazed Windows
- Enclosed Side Garden
- In Need of Refurbishment
- Close to Town Centre



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THE PROPERTY COMPRISES:

PUBLIC NOTICE
32 ROEVIEW PARK, LIMAVADY, BT49 9BQ

We are acting in the sale of the above property and have received an offer of £113,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contract takes place. EPC Rating: E51

Description:
This end terrace home is sure to attract lots of interest. Situated in Roeview Park, close to the town centre, this home offers good family accommodation with three bedrooms, a kitchen and lounge. Viewing is strictly by appointment only with the undersigned agent.

Location:
Leaving Limavady along Catherine St, take a left onto Roemill Rd and travel along this road for approximately 0.5 miles. Take a right into Roeview Park and follow the road around and No.32 is situated immediately on the left hand side.

Ground Floor Accommodation:

Hallway:

Lounge:
11'9" x 10'9" (3.6 x 3.3)
Wooden fireplace. Laminate flooring.

Kitchen:
18'0" x 9'10" (5.5 x 3.0)
Fitted with a range of eye and low level units with matching worktop. Tiled around units. Stainless steel sink unit. Built in hob and oven. Extractor fan and light. Tiled flooring.

First Floor Accommodation:

Bedroom 1:
10'2" x 9'10" (3.1 x 3.0)
Built in wardrobe.

Bedroom 2:
10'9" x 8'10" (3.3 x 2.7)
Built in wardrobe.

Bedroom 3:
9'10" x 8'2" (3.0 x 2.5)

Bathroom:
5'10" x 5'6" (1.8 x 1.7)
Consisting of a fitted white bath, pedestal wash hand basin and low flush W.C.

Exterior Features:
Enclosed garden laid in lawn to side of the property. Enclosed concrete yard to the rear of the property with two small storages sheds.

