

£183,950

**FOR SALE**



**69 Barleyhill, Limavady, BT49 0FH**

- 3 Bedroom Semi-Detached House
- Modern Open Plan Kitchen, Dining & Living Area
- Gas Central Heating
- Double Glazed Windows
- 2 x Dedicated Parking Spaces To Front
- Excellent Decorative Order Throughout
- Close Distance to Limavady Town Centre, Shops, Schools & Amenities
- With Easy Commuting Distance to Coleraine, L/derry & Main Arterial Routes



## Description:

Daniel Henry Estate Agents are delighted to bring this excellent 3 bedroom semi-detached house has been maintained to the highest of standards throughout offer well laid out accommodation. The home itself is tastefully decorated throughout and comprises of a spacious living area, bright airy kitchen, downstairs WC, three bedrooms and a family bathroom. Being within close distance to Limavady town centre with shops, schools and all town centre amenities and also convenient to Coleraine, L/derry and all main arterial routes. Early internal inspection comes highly recommended.

## Entrance Hall

With tiled flooring. Cloakroom comprising wc and wash hand basin with extractor fan and tiled flooring.

## Lounge

17'7" x 11'5" (5.38m x 3.48m)

With feature surround fireplace and laminate flooring. Measurements into bay window.

## Kitchen / Dining / Living Area

20'0" x 11'5" (6.12m x 3.48m)

With fully fitted extensive range of eye and low level units with one and a half bowl stainless steel sink unit, integrated hob and oven with extractor fan, integrated fridge freezer, integrated dishwasher, patio doors to rear and tiled floor.

## Utility Room

6'7" x 6'5" (2.01m x 1.98m)

With stainless steel sink unit, low level unit, plumbed for washing machine, space for tumble dryer and tiled floor.

## First Floor Landing

## Bedroom 1

12'4" x 10'0" (3.78m x 3.07m)

With ensuite comprising fully tiled walk in shower cubicle, wc, wash hand basin, extractor fan, recessed lights and tiled floor.

## Bedroom 2

11'6" x 11'3" (3.53m x 3.45m)

Measurements to widest point.

## Bedroom 3

8'5" x 4'9" (2.57m x 1.45m)

With fitted mirrored sliderobe.

## Bathroom

Suite comprising fully tiled walk in shower cubicle, bath with tiled splash bac, wash hand basin, wc, extractor fan, recessed lights and tiled floor.

## EXTERIOR FEATURES

Wall and gate enclosed paved and screened garden to front. Fully enclosed garden to rear laid in lawn with paved patio area. 2 x dedicated parking spaces to front. Outside tap and light.

**Estimated Domestic Rates Bill Per Annum £997.43.**  
**T**

**Agent: Daniel Henry (Limavady)**

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)

