

£154,950

FOR SALE



12 St. Marys Close, Limavady, BT49 9AQ

- End Terrace House
- 3 Bedrooms / Kitchen / Lounge
- Town Centre Location
- Close to Local Amenities
- Oil Fired Central Heating
- UPVC Double Glazed Windows
- Enclosed Rear Yard
- Recently refurbished throughout, with all rooms freshly painted and new carpets fitted in the bedrooms.



Description:

This modern 3 bed end terrace townhouse offers excellent family accommodation. The property has an enclosed rear yard and offers of street communal parking. With Oil Fired Central Heating and Fully Double Glazed Windows, this property presents a fantastic opportunity for first time and investment buyers alike.

Location:

Leaving Limavady along Irish Green Street passing St Marys High school on the left hand side take a left turn into St Marys Close and number 12 at the end of the terrace in the row directly in front of you.

Ground Floor Accommodation:

Hallway:

Tiled hallway. Telephone point.

Lounge:

14'1" x 11'1" (4.3 x 3.4)

Laminate flooring. Marble effect fireplace with marble effect hearth.

Separate W.C.

Low Flush W.C. Pedestal wash hand basin.

Kitchen:

12'1" x 12'1" (3.7 x 3.7)

Fitted with a range of eye and low level units. Stainless steel sink unit. Built in fridge freezer. Built in hob and oven. Pelmet over window. Tiled around units. Tiled flooring.

Utility Room:

9'2" x 5'6" (2.8 x 1.7)

Fitted with a range of eye and low level units. Stainless steel sink unit. Tiled around units. Tiled flooring.

First Floor Accommodation:

Bedroom 1:

11'5" x 10'9" (3.5 x 3.3)

Carpet flooring.

En-suite:

Fully tiled shower cubicle with electric shower. Pedestal wash hand basin. Tiled flooring.

Bedroom 2:

12'5" x 9'2" (3.8 x 2.8)

Carpet flooring.

Bedroom 3:

8'10" x 8'6" (2.7 x 2.6)

Carpet flooring.

Bathroom:

8'2" x 6'6" (2.5 x 2.0)

Fitted white bath with electric shower over bath. Low Flush W.C. Pedestal wash hand basin.

Exterior Features:

Communal car parking at the front of the property. Enclosed concrete yard at the rear of the property.

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
www.propertypal.com

