

£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)**

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