

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

Offers around
£360,000

FOR SALE



21 Gortenanima, Limavady, BT49 0GF

- Detached House with Detached Garage
- 4 Bedrooms/3 Bathrooms/3 Receptions
- Oil Fired Central Heating
- UPVC Double Glazed Windows
- Newly Fitted Composite Front Door
- Superb Decorative Order Throughout
- Large Enclosed Rear Garden
- Excellent Residential Location



VIEWING STRICTLY BY APPOINTMENT ONLY

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THE PROPERTY COMPRISES:

DESCRIPTION:

Superbly appointed detached family home with detached garage, situated in an ever popular private residential location. This two storey dwelling provides excellent family accommodation to include four bedrooms and three receptions which have been finished to the highest of standards by current owners. It has very easy access to the town centre and is within walking distance of local shops. Viewing is by appointment only with the undersigned agent.

LOCATION:

Leaving Limavady along the main Broad Road towards Coleraine, take right at the roundabout onto the Greystone Road. Proceed along this road and take third left after the Mace petrol station into Crossnadonnell Road. Follow this road until to you approach Gortanima. Continue into the development and at the top of the cul-de-sac, number 21 is situated on the right hand side.

ACCOMMODATION TO INCLUDE:

Hallway:

6'4" x 14'11" (1.95 x 4.56)
having newly fitted composite front door with glazed side panels, telephone point, brushed steel light switches, tiled flooring.

Lounge:

13'0" x 17'3" (3.98 x 5.28)
having decorative fireplace with wood burning stove, feature box window, solid wood flooring, coving around ceiling and centre piece, double glazed doors through to:

Kitchen/Dining:

23'9" x 9'8" (7.24 x 2.96)
with a wide range of modern eye and low level units, matching work top, under-unit lighting, stainless steel sink unit, double built-in oven, built-in induction hob, stainless steel extractor fan with light, plumbed for dishwasher, space for American fridge/freezer, feature wine display rack, brushed steel light fittings and sockets, recess down-lighters to ceiling, tiled flooring.

Utility Room:

6'1" x 8'4" (1.87 x 2.56)
with eye and low level units, matching worktop, plumbed for automatic washing machine, tiled flooring.

Separate W.C.:

6'1" x 3'3" (1.87 x 1.0)
having low flush w.c., pedestal wash hand basin, built-in cupboards, tiled flooring.

Sun Room:

9'4" x 12'2" (2.86 x 3.73)
with double uPVC patio doors to enclosed rear garden, t.v. point, tiled flooring.

Sitting Room:

10'0" x 12'7" (3.07 x 3.86)
with built-in shelving and storage, coving around ceiling and centre piece, wood effect laminate flooring.

Balustrade staircase to first floor landing:

with shelved hot-press, pull-down ladder for access to roof-space.

Master Bedroom (1):

13'3" x 10'11" (4.04 x 3.34)
with wood effect laminate flooring. EN-SUITE: 2.93m x 1.01m having PVC panelled shower cubicle with thermostatic power shower, wash hand basin with low level vanity unit, low flush w.c., extractor fan, stainless steel room heater, tiled flooring.

Bedroom (2):

10'1" x 12'5" (3.09 x 3.80)
with wood effect laminate floor.

Bedroom (3):

10'1" x 12'5" (3.09 x 3.79)
with wood effect laminate floor.

Bedroom (4):

9'1" x 10'0" (2.78 x 3.05)
with wood effect laminate flooring.

Bathroom:

10'3" x 6'1" (3.13 x 1.87)
recently refurbished four piece suite comprising of stand alone white bath, wash hand basin with low level vanity unit, low flush w.c., fully tiled shower cubicle with electric shower. Also having extractor fan, feature room heater, recess down-lighters to ceiling, fully tiled walls, tiled flooring.

EXTERIOR FEATURES:

Tarmac driveway to the front and side of the property.

Garden to rear laid in lawn and enclosed by high fencing with a range of mature hedging and trees. Spacious paved patio area.

Detached Garage:

23'7" x 13'1" (7.2 x 4.0)
with roller door, power points and strip lighting, access to over-head storage, shelving and cupboard space, pedestrian side door.

ANNUAL RATES:

£1381.05 as at 26/11/2025.

