

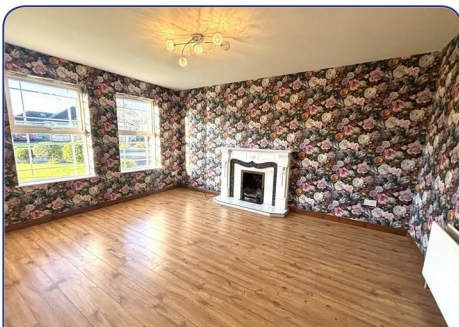
£189,950

**FOR SALE**



**38 Whispering Pines, Limavady, BT49 0UB**

- Detached House
- 3 Bedrooms / Kitchen / Lounge
- Detached Garage
- Oil Fired Central Heating
- uPVC Double Glazing
- Enclosed Rear Garden
- Tarmac Driveway



### Description:

Daniel Henry Estate Agents are delighted to bring this detached three bedroom house to the market. Situated in the sought after residential area of Whispering Pines, this home is sure to attract lots of interest. Offering excellent family accommodation, this house is sure to attract interest from first time and investor buyers alike. Viewing is by appointment only with the undersigned agent.

### Location:

Proceeding along the main Edenmore Rd, at the mini roundabout, take a left onto the Rossair Rd. Travel along this road and take the 5th turn on the left into Whispering Pines. Follow this road along and take left and then second left and No. 38 is on your right hand side.

### Ground Floor Accommodation:

#### Hallway:

18'0" x 6'2" (5.5 x 1.9)

Laminate flooring. Telephone point.

#### Lounge:

14'9" x 11'5" (4.5 x 3.5)

Fitted with a wooden fireplace with tiled inset and tiled hearth. Laminate flooring.

#### Kitchen:

11'5" x 10'2" (3.5 x 3.1)

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. Built in fridge. Pelmet over window. Plumbed for dishwasher. Glass display unit. Laminate flooring.

#### Utility:

6'6" x 6'2" (2.0 x 1.9)

Fitted with low level units with matching worktop. Stainless steel sink unit. Tiled around units. Plumbed for automatic washing machine. Ducted for tumble dryer. Laminate flooring.

### Separate W.C.

With a Low Flush W.C. and a pedestal wash hand basin. Extractor fan. Laminate flooring.

### First Floor Accommodation:

#### Bedroom 1:

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

Carpet flooring.

#### En-suite:

7'10" x 2'11" (2.4 x 0.9)

Fully tiled shower cubicle with electric shower. Low Flush W.C. Pedestal wash hand basin. Extractor fan. Tiled flooring.

#### Bedroom 2:

10'2" x 9'10" (3.1 x 3.0)

Carpet flooring.

#### Bedroom 3:

9'10" x 8'0" (at widest points) (3.0 x 2.45 (at widest points))

Carpet flooring. Built in wardrobe.

#### Bathroom:

7'2" x 6'6" (2.2 x 2.0)

Consisting of a white bath with shower attachment over bath, pedestal wash hand basin and Low Flush W.C. Extractor fan. Tiled flooring.

### Exterior Features:

Tarmac driveway to the side of the property. Front garden laid in lawn. Enclosed rear garden laid in lawn. Detached garage.

### Detached Garage:

21'3" x 11'5" (6.5 x 3.5)

Roller door. Power points. Pedestrian side door.

**Agent:** **Daniel Henry (Limavady)**

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