

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	45 E	
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT ONLY



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)



£650 Per  
Month



FOR SALE

122 Irish Green Street, Limavady, BT49 9AP

- End Terrace House
- 3 Bedrooms / Kitchen - Dining / Lounge
- Enclosed Rear Garden
- Close to Town Centre
- Excellent First Time / Investment Purchase



[www.danielhenry.co.uk](http://www.danielhenry.co.uk) • 32 Market Street Limavady BT49 0AA • 028 7776 2558





THE PROPERTY COMPRISES:

**PUBLIC NOTICE:**  
ADDRESS: 122 IRISH GREEN STREET, LIMAVADY, BT49 9AP

We are acting in the sale of the above property and have received an offer of £80,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating: E46

**Description:**  
Daniel Henry Estate Agents are delighted to bring this end terrace home to the market. Situated in the main through fare of Irish Green St, this property is sure to attract a lot of interest. This property would be suited to first time buyers or investor buyers alike. Viewing is by appointment only with the undersigned agent.

**Location:**  
Leaving Limavady along Irish Green St, no. 122 is situated on the left hand side just after the road into Benbradagh Drive.

**Ground Floor Accommodation:**

**Hallway:**  
Carpet flooring. Under stair storage.

**Lounge:**  
11'9" x 11'5" (3.6 x 3.5)  
Tiled fireplace with tiled inset and tiled hearth. Laminate flooring.

**Kitchen:**  
13'5" x 8'6" (4.1 x 2.6)  
Fitted with a range of eye and low level units with matching worktop. Tiled around units. Stainless steel sink unit. Cooker point. Extractor fan and light. Wine display rack. Pelmet over window.

**Utility:**  
11'5" x 4'11" (3.5 x 1.5)  
Fitted with eye level units with matching work top. Carpet flooring.

**Separate W.C.**  
4'11" x 3'7" (1.5 x 1.1)  
Fitted with a Low Flush W.C. Pedestal wash hand basin. Cushion flooring.

**First Floor Accommodation:**

**Bedroom 1:**  
9'6" x 6'10" (2.9 x 2.1)  
Laminate flooring.

**Bedroom 2:**  
13'1" x 9'6" (4.0 x 2.9)  
Carpet flooring. Built in wardrobe.

**Bedroom 3:**  
9'10" x 7'2" (3.0 x 2.2)  
Carpet flooring.

**Bathroom:**  
6'2" x 5'2" (1.9 x 1.6)  
With a white bath. Pedestal wash hand basin. Low Flush W.C. Electric shower over bath. Cushion flooring. Part tiled walls.

**Exterior Features:**  
Small garden to the front of the property. Vehicular access to the rear. Small concrete yard to the rear.

**LEASEHOLD**  
Date of lease - 12th September 1983  
Term of lease - 999 years from 12th September 1983

Service charge and ground rent to be confirmed.

