

£124,950

FOR SALE



## 20 Roeview Park, Limavady, BT49 9BQ

- Semi-detached House
- Lounge/Kitchen-Dining/4 Bedrooms/2 Bathrooms
- Ground Floor Bedroom & Shower Room
- UPVC Double Glazed Windows & External Doors
- Oil Fired Central Heating
- Enclosed Rear Garden with Store
- Street Car Parking Available
- Within Walking Distance of Local Amenities



## DESCRIPTION:

This semi-detached house is situated in a well sought after location, within walking distance of Limavady Town Centre. The property offers well laid out family accommodation to include four bedrooms and two bathrooms (with one bedroom and shower room located on the ground floor). This property would be an ideal purchase for a first time buyer or investor alike.

## LOCATION:

Leaving Limavady along Catherine Street, take a left onto Roe Mill Road. Travel along this road for approximately 0.5 miles and take a right turn into Roeview Park. Follow the road around and number 20 is situated on the left hand side.

## ACCOMMODATION TO INCLUDE:

### Entrance Hall:

5'10" x 11'1" (1.8 x 3.4)  
with telephone point.

### Lounge:

12'1" x 10'9" (3.7 x 3.3)  
having feature wooden fireplace with electric fire insert.

### Kitchen/Dining:

18'4" x 9'6" (5.6 x 2.9)  
with a range of eye and low level units, matching worktop, tiled around units, stainless steel sink unit, cooker point, plumbed for automatic washing machine and dishwasher, tiled flooring.

### Shower Room:

7'2" x 6'10" (2.2 x 2.1)  
having fully tiled shower cubicle with electric shower, wall mounted wash hand basin, low flush w.c., extractor fan, non-slip flooring.

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### Bedroom (1):

11'9" x 9'10" (3.6 x 3.0)

### Staircase to first floor landing:

### Bedroom (2):

9'10" x 10'2" (3.0 x 3.1)  
with built-in double wardrobes.

### Bedroom (3):

8'6" x 10'9" (2.6 x 3.3)  
with built-in wardrobe.

### Bedroom (4):

7'10" x 9'10" (2.4 x 3.0)  
(at widest points).

### Bathroom:

5'10" x 5'6" (1.8 x 1.7)  
with three piece suite comprising of fitted bath with shower attachment, wall mounted wash hand basin, low flush w.c. Also having part tiled walls, cushion flooring.

## EXTERIOR FEATURES:

Enclosed garden laid in lawn to front and side of property.

Enclosed rear garden laid in lawn. Garden Store.

## ANNUAL RATES:

£716.10 as at 22/01/2026.

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