

£124,950

**FOR SALE**



20 Roever 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.

**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.

**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 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**  
**www.propertypal.com**

