

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**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)



£209,950



**58 Brookview Glen, Londonderry, BT47 3GW**

- Mid Terrace House
- 3 Bedrooms / Kitchen / Lounge
- Tarmac Driveway
- Oil Fired Central Heating
- UPVC Double Glazing
- Close to Local Village Amenities



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



## THE PROPERTY COMPRISES:

### Description:

This excellent three bed mid terrace home is sure to attract plenty of interest. Situated in the quiet residential area of Brookview Glen, the home is close to local amenities and within walking distance to the village. Viewing is strictly by appointment only with the undersigned agent.

### Location:

Leaving Eglinton along the Woodvale Rd, Brookview Glen is situated on your right hand side. Take the first road on the left in the development and follow the road around to the right and No.58 is on your right hand side.

### Ground Floor Accommodation:

#### Hallway:

19'0" x 5'10" (5.8 x 1.8)  
Laminate flooring. Telephone point.

#### Lounge:

19'8" x 11'1" (6.0 x 3.4)  
Wooden fireplace with cast iron inset and tiled hearth. Laminate flooring.

#### Kitchen:

17'4" x 11'9" (5.3 x 3.6)  
Fitted with a range of eye and low level units with matching worktop. Tiled around units. Stainless steel sink unit. Extractor fan and light. Tiled flooring. Double UPVC doors to enclosed rear yard.

#### Utility Room:

5'6" x 5'2" (1.7 x 1.6)  
Fitted with a range of low level units with matching worktop. Stainless steel sink unit. Plumbed for automatic washing machine. Tiled flooring.

#### Separate W.C.

Consisting of a Low Flush W.C., pedestal wash hand basin and tiled flooring.

### First Floor Accommodation:

#### Bedroom 1:

19'0" x 10'9" (at widest points) (5.8 x 3.3 (at widest points))  
Laminate flooring.  
Off set for dressing room.

#### En-suite:

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

#### Bedroom 2:

12'9" x 8'10" (3.9 x 2.7)  
Carpet flooring.

#### Bedroom 3:

11'5" x 8'6" (3.5 x 2.6)  
Laminate flooring.

#### Bathroom:

With a fitted white bath, pedestal wash hand basin and Low Flush W.C. Fully tiled shower cubicle with electric shower.

#### Exterior Features:

Tarmac driveway to the front of the property. Enclosed paved rear yard with built in BBQ.

