

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY



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£139,950

FOR SALE



31 Lough Crescent, Limavady, BT49 9PP

- Semi Detached House
- 4 Bedrooms / 2 Receptions / Kitchen
- Enclosed Rear Garden
- Oil Fired Central Heating
- UPVC Double Glazing
- Excellent First Time Buyer Opportunity



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## THE PROPERTY COMPRISES:

### Description:

This four bedroom house is sure to attract a lot of interest. Situated in the quiet residential area of Lough Crescent, this semi detached home occupies an excellent corner site and benefits from a large rear garden. Viewing is by appointment only with the undersigned agent.

### Location:

Leaving Ballykelly towards Greysteel take right onto Churchill Road. Follow this road, then take third right into Lough Crescent and then follow the road around to the left and No. 31 is situated on your left hand side.

### Ground Floor Accommodation:

#### Hallway:

Tiled flooring. Under stair storage.

#### Lounge:

14'1" x 11'5" (4.3 x 3.5)

Multi fuel stove with marble fireplace with fitted mirror and granite hearth. Laminate flooring.

#### Kitchen:

13'9" x 9'10" (4.2 x 3.0)

Fitted with a range of eye and low level units with matching work top. Tiled around units. Stainless steel sink unit. Cooker point. Space for fridge / freezer. Plumbed for dishwasher. Tiled flooring. Strip lighting. Archway through to dining room.

#### Dining Room:

9'10" x 8'6" (3.0 x 2.6)

Arch way through to kitchen. Laminate flooring.

#### Utility Room:

5'6" x 4'7" (1.7 x 1.4)

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

#### Separate W.C.

4'7" x 3'7" (1.4 x 1.1)

Low Flush W.C. Wall mounted wash hand basin. Extractor fan. Tiled flooring. Part tiled walls.

### First Floor Accommodation:

#### Bedroom 1:

12'9" x 10'2" (3.9 x 3.1)

Carpet flooring. Built in slide robe.

#### Bedroom 2:

10'9" x 9'10" (3.3 x 3.0)

Laminate flooring. Built in wardrobe.

#### Bedroom 3:

9'10" x 8'6" (3.0 x 2.6)

Laminate flooring. Built in wardrobe.

#### Bedroom 4:

10'2" x 7'6" (3.1 x 2.3)

Laminate flooring. Built in wardrobe.

#### Bathroom:

6'4" x 6'2" (1.95 x 1.9)

With a fitted white bath with shower attachment over bath. Electric shower over bath. Wall mounted wash hand basin with vanity unit. Low Flush W.C. Extractor fan. Tiled flooring. Part tiled walls.

