

£219,950

FOR SALE



33 Rose Park, Limavady, BT49 0BF

- Detached Bungalow with Detached Garage
- Lounge/Kitchen-Dining/3 Bedrooms/2 Bathrooms
- Hardwood Double Glazed Windows
- Oil Fired Central Heating
- Tarmac Driveway
- Private Enclosed Rear Garden
- Excellent Residential Location
- Easy Access to Local Amenities



DESCRIPTION:

This beautiful three bedroom detached bungalow is situated in a well sought after location, within a lovely cul-de-sac. The property has been maintained to a very good standard throughout and offers well laid out family accommodation. It benefits from a private enclosed rear garden and detached garage. Viewing comes highly recommended.

LOCATION:

Travelling along the Edenmore Road, proceed straight ahead at the two mini-roundabouts. After the second roundabout, turn right into Rose Park, taking first right again when in the development. Proceed to the end of the cul-de-sac where number 33 is located.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

with coving around ceiling and centre piece, telephone point, shelved hot-press, built-in cloaks, tiled flooring, partly floored loft with lighting and Slingsby ladder, glazed door through to:

Lounge:

15'8" x 15'1" (4.8 x 4.6)

having Mahogany fireplace with tiled inset and hearth, points for wall lights, coving around ceiling and centre piece, feature bay window.

Kitchen/Dining:

16'0" x 9'2" (4.9 x 2.8)

with a range of cream eye and low level units, larder cupboard, matching worktop, tiled around units, composite sink unit, pelmet over windows, cooker, extractor fan, dishwasher, feature glass display unit, strip lighting, tiled flooring.

Utility Room:

7'10" x 5'2" (2.4 x 1.6)

with eye and low level units, matching worktop, tiled around units, automatic washing machine, tiled flooring.

Master Bedroom (1):

11'9" x 11'1" (3.6 x 3.4)

with bed units.

EN-SUITE: 1.8m x 1.8m having fully tiled shower cubicle with electric shower, pedestal wash hand basin, low flush w.c., extractor fan, fully tiled walls, tiled flooring.

Bedroom (2):

11'9" x 11'1" (3.6 x 3.4)

Bedroom (3):

11'9" x 10'9" (3.6 x 3.3)

having feature fireplace with electric fire inset.

Bathroom:

8'2" x 6'6" (2.5 x 2.0)

having four piece suite comprising of fitted bath with shower attachment, pedestal wash hand basin, low flush w.c., fully tiled shower cubicle with electric shower. Also having extractor fan, stainless steel room heater, fully tiled walls, tiled flooring.

EXTERIOR FEATURES:

Open plan garden to front of property laid in lawn. Tarmac driveway.

Spacious enclosed paved rear garden. Stone beds with assortment of trees and plants.

Detached Garage:

21'11" x 12'1" (6.7 x 3.7)

with roller door, power points and lighting, pedestrian side door, oil fired boiler.

ANNUAL RATES:

£1119.00 as at 01/04/2026.

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