

£189,950

FOR SALE



51 Crossnadonnell Road, Limavady, BT49 0BD

- Semi-detached House
- Lounge/Kitchen-Dining/3 Bedrooms/3 Bathrooms
- UPVC Double Glazed Windows
- Gas Central Heating
- Enclosed Rear Garden
- Tarmac Driveway and Carport
- Close to Local Amenities
- Excellent Opportunity for a First Time Buyer



DESCRIPTION:

This beautiful semi-detached property is of recent construction and is located within a popular private residential development of detached and semi-detached homes. The property offers well laid out family accommodation with a bright and spacious kitchen/living area and en-suite master bedroom. It benefits from a spacious enclosed rear garden and newly built carport. Viewing comes highly recommended.

LOCATION:

Leaving Limavady along the main Broad Road towards Coleraine, take right at the roundabout onto the Greystone Road. Proceed along this road and take third left after the Mace petrol station onto Crossnadonnell Road. Continue to the end of this road and turn right. Number 51 is situated a short distance along on the right hand side.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

17'0" x 6'6" (5.2 x 2.0)
with tiled flooring, telephone point.

Separate W.C.:

5'6" x 2'11" (1.7 x 0.9)
with low flush w.c., wall mounted wash hand basin, tiled flooring.

Lounge:

17'0" x 11'9" (5.2 x 3.6)

Kitchen/Dining:

18'8" x 14'9" (5.7 x 4.5)
(at widest points) with a range of cream painted eye and low level units, matching worktop, tiled around units,

under-unit lighting, stainless steel sink unit, fitted gas hob and electric oven, stainless steel extractor fan with light, built-in fridge/freezer, plumbed for automatic washing machine, t.v point, recess down-lighters to ceiling, feature corner window, UPVC patio doors to rear garden.

Balustrade Staircase to First Floor Landing:
with built-in cloaks.

Master Bedroom (1):

11'1" x 9'10" (3.4 x 3.0)
with t.v. point. EN-SUITE: 2.8m x 1.4m having fully tiled shower cubicle with thermostatic shower, wall mounted wash hand basin, low flush w.c., extractor fan, tiled flooring.

Bedroom (2):

11'5" x 9'2" (3.5 x 2.8)

Bedroom (3):

9'2" x 8'10" (2.8 x 2.7)
(at widest point) with built-in wardrobe.

Bathroom:

6'10" x 6'10" (2.1 x 2.1)
with three piece suite comprising of fitted bath with shower attachment, wall mounted wash hand basin, low flush w.c. Also having extractor fan, recess down-lighters to ceiling, tiled flooring.

EXTERIOR FEATURES:

Open plan garden to front of property laid in lawn. Newly built carport to side of property.

Spacious garden to rear laid in lawn and enclosed by high fencing. Paved patio area.

ANNUAL RATES:

£1066 as at 29/04/2026.

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