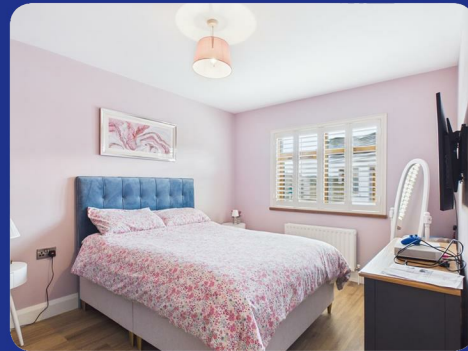


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY



Agent: Daniel Henry (Limavady)
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Tel. 028 7776 2558
limavady@danielhenry.co.uk
www.danielhenry.co.uk

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- 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.
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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.

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Daniel Henry
ESTATE AGENTS

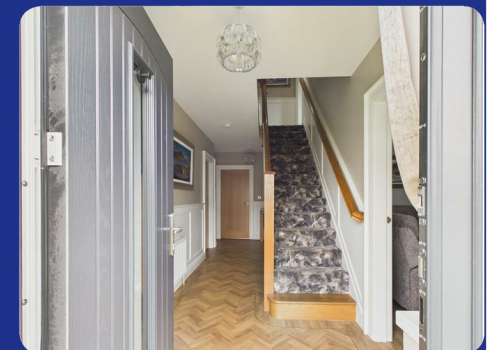
£295,000

FOR SALE



2 Rosebrook, Dungiven, BT47 4GA

- Detached Chalet Bungalow
• 4 Bedrooms / Kitchen / Lounge
• Large Corner Site
• Detached Garage
• Finished to an Impeccably High Standard Throughout
• Excellent Condition Externally
• Beautiful Location with Easy Commuting Links



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THE PROPERTY COMPRISES:

Description:

Daniel Henry Estate Agents are delighted to bring this detached chalet bungalow to the market. Situated on a large corner site, this home is immaculately presented, both internally and externally by the current owners. With a kitchen, lounge and four bedrooms, this home offers excellent family accommodation. Early viewing is highly recommended to appreciate all that this superb home has to offer. Viewing is strictly by appointment only with the undersigned agent.

Location:

Leaving Limavady along Catherine St, take a left onto the Baranailt Rd. Take the first left on this road onto the Drumrane Rd. Travel along this road until you come to Burnfoot village. In the middle of the village take a right into Rosebrook and No 2 is situated at the entrance to the site on the left hand side.

Ground Floor Accommodation:

Hallway:

20'4" x 6'6" (6.2 x 2.0)

Approached by a composite front door. Herringbone Amtico flooring. Wall panelling.

Lounge:

15'7" x 11'11" (4.75 x 3.65)

Fitted marble fireplace and matching marble mirror. Points for wall lights. Herringbone Amtico flooring. Brushed chrome switches.

Kitchen:

14'7" x 11'11" (4.45 x 3.65)

Fitted with a range of oak eye and low level kitchen units with matching granite worktop. Granite upstands. Under unit lighting. Fitted electric hob and double oven. Stainless steel extractor fan and light. Built in fridge. Integrated dishwasher. Wine display units. Glass display unit with lights. Tiled flooring. Brushed chrome sockets.

Utility Room:

9'8" x 8'0" (2.95 x 2.45)

Plumbed for automatic washing machine. Fitted coat rail and boot rack. Storage cupboards. Cushion flooring.

Bedroom 1:

13'7" x 9'8" (4.15 x 2.95)

Wood effect laminate flooring. Telephone point.

Bedroom 2:

10'11" x 9'0" (3.35 x 2.75)

Wood effect laminate flooring.

Bathroom:

10'9" x 7'0" (3.3 x 2.15)

Free standing bath with shower attachment over bath. Pedestal wash hand basin with vanity unit. Low Flush W.C. Walk in wet area with thermostatic shower and with PVC panelling. Extractor fan. Cushion flooring. PVC panels on walls.

First Floor Accommodation:

Bedroom 3:

17'8" x 11'11" (5.40 x 3.65)

Carpet flooring. Double wardrobe and dressing table. Down lighters.

Bedroom 4:

17'6" x 10'4" (5.35 x 3.15)

Carpet flooring. Double built in wardrobe and dresser. Down lighters.

Shower Room:

7'2" x 6'4" (2.2 x 1.95)

PVC panelled shower with electric shower. Low Flush W.C. Pedestal wash hand basin with vanity unit. Extractor fan. Stainless steel heated towel radiator. Velux window. Down lighters.

Exterior Features:

Amazing outdoor space. Tarmac driveway to the side and rear of the property with parking for a number of cars. Detached garage. Raised patio with room for seating. Enclosed garden lain in lawn at the front of the property and wraps around the side of the property. Outside light and tap.

