

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

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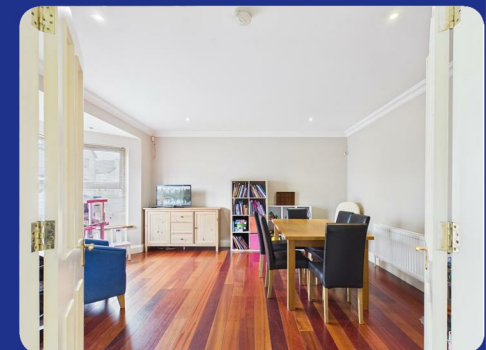
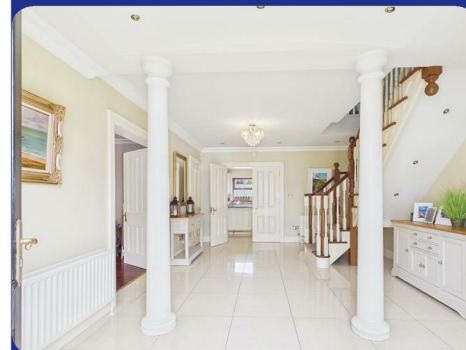


£375,000



7 Ardcairn, BT47 4UB

- Large Detached House
- 4 Bedrooms / 4 Reception Rooms / Kitchen
- Excellent Residential Location
- Oil Fired Central Heating
- Tarmac Driveway
- Easy access to Local Amenities



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## THE PROPERTY COMPRISES:

### Description:

Daniel Henry Estate Agents are delighted to bring this outstanding home to the market. Situated in the sought after residential area of Ardcairn, this large detached home offers excellent family accommodation. Early viewing is recommended to appreciate all that this amazing home has to offer. Viewing is strictly by appointment only with the undersigned agent.

### Location:

Leaving Dungiven along the Garvagh Road, take a left turn just before the Dry Arch Centre into Ard Cairn. Proceed straight ahead, and number 7 is situated on the right hand side.

### Ground Floor Accommodation:

#### Hallway:

20'11" x 13'7" (6.4 x 4.15)

Approached by a feature arch front door. Tiled flooring. Covings around ceiling. Cloakroom. Telephone point. Feature pillars. Recessed down lighters.

#### Lounge:

14'1" x 12'1" (4.30 x 3.70)

With a fitted marble fireplace and marble mirror with cast iron inset and tiled hearth. Bay window. Solid wood flooring. Covings around ceiling. Recess down lighters.

#### Family Room:

15'1" x 14'1" (4.6 x 4.3)

Solid wood flooring. Bay window. Recess down lighters. Covings around ceiling. Double doors from hallway. Dimmer switch.

#### Study:

Solid wood flooring. Recessed down lighters.

#### Kitchen:

17'4" x 11'9" (5.3 x 3.6)

With a fitted cream painted eye and low level units with matching granite worktops and upstands. Feature curved worktop and corner cupboards. Under unit lighting. Stainless steel sink unit. Rangemaster cooker. Extractor fan and light. Built in fridge freezer. Plumbed for dishwasher. Glass display unit with light. Tiled flooring. Centre island with low level units with power points. Larder cupboard. Covings around ceiling.

#### Stepdown to Dining Room:

15'1" x 14'1" (4.6 x 4.30)

Solid wood flooring. Feature ceiling bulkhead with covings and down lighters. Double, glazed doors to sunroom.

#### Sun Room:

14'7" x 13'1" (4.45 x 4.0)

Solid wood flooring. Feature drop down ceiling. Dimmer switch. Recessed down lighters. Double UPVC doors to enclosed patio area.

#### Utility Room:

7'10" x 7'10" (2.40 x 2.40)

With cream painted eye and low level units with matching worktop. Stainless steel sink unit. Tiled around units. Plumbed for automatic washing machine. Space for tumble dryer. Tiled flooring. Extractor fan.

#### Separate W.C.

5'8" x 4'1" (1.75 x 1.25)

With a Low Flush W.C. Pedestal wash hand basin. Extractor fan. Tiled flooring. Fully tiled walls. Recessed down lighters.

#### Rear Porch:

Tiled rear porch. Covings around ceiling.

#### First Floor Accommodation:

Covings around ceiling. Walk in hot press. Fully floored roof space.

#### Bedroom 1:

12'1" x 11'5" (3.7 x 3.50)

Carpet flooring. Covings around ceiling. Recessed down lighters.

#### Dressing Room Area:

Mirrored slide robes. Tiled flooring.

#### En-suite:

8'2" x 5'10" (2.50 x 1.80)

Fitted bath with thermostatic shower overhead. Low Flush W.C. Wall mounted wash hand basin with vanity unit. Extractor fan. Tiled flooring. Fully tiled walls. Recessed lighters. Shaver point.

#### Bedroom 2:

17'8" x 9'10" (5.40 x 3.0)

Carpet flooring. T.V. point. Recessed down lighters.

#### Bedroom 3:

10'11" x 14'9" (3.35 x 4.50)

Solid wood flooring. Mirrored slide robes. Recessed down lighters.

#### Bedroom 4:

13'1" x 11'5" (4.00 x 3.50)

Solid wood flooring. Mirrored slide robes. T.V. point. Recessed down lighters.

#### En-suite:

5'8" x 5'2" (1.75 x 1.60)

Low Flush W.C. Pedestal wash hand basin. Fully tiled shower cubicle with thermostatic shower. Part tiled walls. Tiled flooring. Extractor fan. Recess down lighters.

#### Exterior Features:

Large tarmac driveway to the front and side of the house with parking for a number of cars. Garden to the front laid in lawn. Enclosed paved rear yard.

