

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

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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.

[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)



**Daniel Henry**  
ESTATE AGENTS

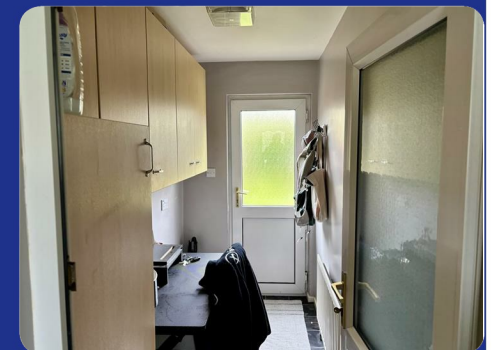
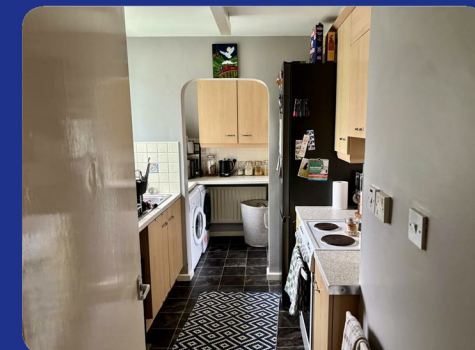
£89,950

FOR SALE



3 Club Road, Limavady, BT49 9QD

- Mid Terrace House
- 2 Bedrooms / Kitchen / Lounge
- Good Decorative Order
- Oil Fired Central Heating
- UPVC Double Glazing
- Ideal First Time / Investment Purchase



[www.danielhenry.co.uk](http://www.danielhenry.co.uk) • 32 Market Street Limavady BT49 0AA • 028 7776 2558

## THE PROPERTY COMPRISES:

### Description:

This excellently presented two bedroom property has just come to the market. Situated in the quiet cul de sac of Club Rd, this home is sure to attract attention. Viewing is strictly by appointment only with the undersigned agent.

### Location:

Leaving Ballykelly along the main Clooney Road towards Derry take right at Craigs Supermarket. Continue along the one way system through Shackleton leading to Club Road where number 3 is located on your right hand side.

### Ground Floor Accommodation:

#### Entrance Hall:

#### Lounge:

18'4" x 9'6" (5.6 x 2.9)

Consisting of Coving around ceiling with centre piece. Carpet flooring.

#### Kitchen:

14'9" x 7'6" (4.5 x 2.3)

Having a range of eye and low level units, Matching worktops, Tiled around units, Stainless steel sink unit, Extractor fan and light, Plumbed for automatic washing machine and dishwasher, Strip lighting, Cushion flooring.

#### Rear Porch:

9'6" x 4'3" (2.9 x 1.3)

Having a range of fitted eye level units, Cushion flooring.

### First Floor Accommodation:

#### Bedroom 1:

12'9" x 9'6" (3.9 x 2.9)

Two built-in wardrobes.

#### Bedroom 2:

12'1" x 9'2" (3.7 x 2.8)

Built-in wardrobe.

### Bathroom:

6'2" x 5'10" (1.9 x 1.8)

Comprising of white bath, Electric shower attachment over bath, Pedestal wash hand basin, Extractor fan, Low flush WC, Half tiled walls, Cushion flooring.

### Exterior Features:

Enclosed rear garden laid in lawn.

