

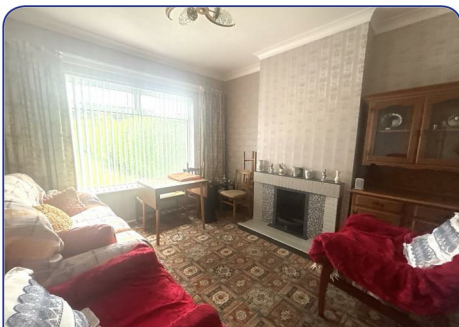
£174,950

FOR SALE



### 1 Scroggy Park, Limavady, BT49 0DE

- Semi-detached House with Detached Garage
- 3 Bedrooms/2 Receptions/2 Bathrooms
- UPVC Double Glazed Windows
- Oil Fired Central Heating
- Tarmac Driveway
- Spacious Enclosed Garden to Front & Rear
- Ideal for First Time Buyers
- Within Walking Distance of Town Centre



## DESCRIPTION:

This semi-detached family home is located in this well established location noted for its close proximity to local amenities. The property offers well laid out family accommodation to include three bedrooms and two receptions. It has a spacious enclosed garden to front and rear with private car parking. Viewing comes highly recommended by the selling agents.

## LOCATION:

Leaving Limavady along Church Street, take right at the mini-roundabout onto Scroggy Road. Take the first right into Scroggy Park and number 1 is situated within this development.

## ACCOMMODATION TO INCLUDE:

### Entrance Hall:

with under-stair storage.

### Separate Low Flush W.C.

### Lounge:

13'5" x 11'9" (4.1 x 3.6)  
with tiled fireplace, points for wall lights.

### Kitchen:

10'5" x 8'10" (3.2 x 2.7)  
with eye and low level units, matching worktop, tiled around units, stainless steel sink unit, plumbed for automatic washing machine, cushion flooring.

### Dining/Family Room:

12'1" x 11'1" (3.7 x 3.4)  
with tiled fireplace, coving around ceiling.

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## Staircase to First Floor Landing

### Bedroom (1):

11'9" x 11'9" (3.6 x 3.6)  
with double built-in wardrobe.

### Bedroom (2):

13'1" x 11'1" (4.0 x 3.4)  
with built-in wardrobe.

### Bedroom (3):

9'10" x 7'6" (3.0 x 2.3)  
with built-in wardrobe.

### Wet Room:

5'10" x 5'2" (1.8 x 1.6)  
having UPVC panel shower cubicle with electric shower, wash hand basin with low level vanity unit.

### Separate Low Flush W.C.

## EXTERIOR FEATURES:

Garden to front of property laid in lawn with assortment of small trees and bushes. Enclosed by wall. Tarmac Driveway.

Spacious rear garden laid in lawn and enclosed by tall wall and mature hedging. Outside light & tap.

### Detached Garage:

17'8" x 8'10" (5.4 x 2.7)  
with lighting and power points.

## ANNUAL RATES:

£1119.00 as at 19/06/2026.

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