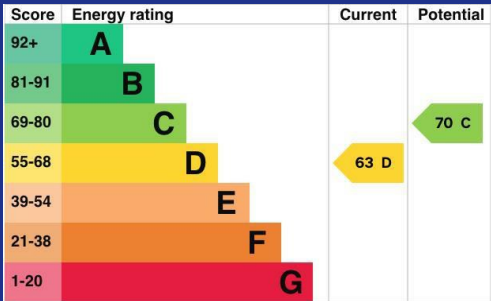


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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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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.
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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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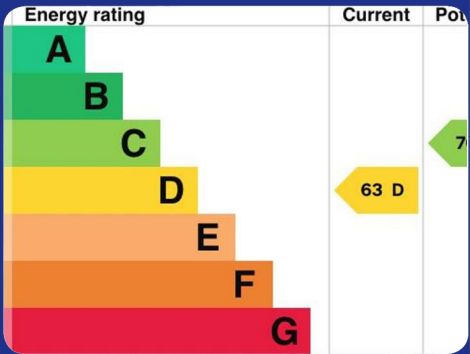
£120,000

FOR SALE



59 Kevin Lynch Park, Dungiven, BT47 4GZ

- Mid Terrace House
- Lounge/Kitchen-Dining/3 Bedrooms/3 Bathrooms
- UPVC Double Glazed Windows
- Enclosed Rear Yard
- Town Centre Location
- Ideal for First Time/Investment Buyers Alike



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THE PROPERTY COMPRISES:

Description:

This mid terrace three bedroom property is sure to attract a-lot of interest. Situated in the town centre, the house offers good accommodation with easy access to local amenities. Viewing is strictly by appointment only with the undersigned agent.

Location:

Driving down Dungiven main street, continue past the library in the middle of the town and take a left into Kevin Lynch Park. Number 59 is situated on the left hand side.

Ground Floor Accommodation:

Hallway:

Tiled flooring. Telephone point.

Lounge:

18'0" x 11'9" (5.5 x 3.6)
Wooden fireplace with cast iron inset and tiled hearth. Laminate flooring.

Kitchen:

15'1" x 12'9" (4.6 x 3.9)
Fitted with a range of eye and low level units with matching worktop. Tiled around units. Stainless steel sink unit. Plumbed for automatic washing machine. Glass display unit. Tiled flooring. Double UPVC doors to concrete rear yard.

Separate W.C.

Consisting of a Low Flush W.C. and pedestal wash hand basin. Tiled flooring.

First Floor Accommodation:

Bedroom 1:

12'5" x 10'9" (at widest points) (3.8 x 3.3 (at widest points))
Laminate flooring. Built in wardrobe.

En-suite:

Fully tiled shower cubicle with electric shower. Low Flush W.C. Pedestal wash hand basin. Extractor fan. Tiled flooring.

Bedroom 2:

11'5" x 8'2" (3.5 x 2.5)
Laminate flooring.

Bedroom 3:

15'1" x 10'5" (4.6 x 3.2)
Laminate flooring. Built in wardrobe.

Bathroom:

7'10" x 6'6" (2.4 x 2.0)
With a fitted white bath with electric shower over bath. Pedestal wash hand basin. Low Flush W.C. Extractor fan. Tiled flooring. Part tiled walls.

Exterior Features:

Enclosed concrete rear yard.

