

Exterior: Beautifully landscaped gardens with mature shrubs and planted beds. Ornate wrought iron railings create the gardens boundaries. Tarmac driveway offers ample off-road parking.



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	78	78
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

P. McDermott

PROPERTY & MORTGAGES



**57 PLANTATION VIEW,
LIMAVADY BT49 0UX**

A stunning semi-detached home with landscaped gardens, 3 spacious bedrooms and a very high quality finish. It is ideally located in a new development with easy accessibility to a vast array of local amenities and only a short stroll from Limavady town centre. It is also within 15 minutes of Coleraine and 25 minutes from Derry. Early viewing is highly recommended.

Additional Features:

- High internal & external Specification
- All Integrated Appliances Included
- Mains Gas Provides Instant Heating & hot Water
- uPVC Double Glazed Windows
- Fitted Roller Blinds Throughout
- Private Landscaped Garden Area

PRICE: OFFERS AROUND £156,950

VIEWING: BY APPOINTMENT THROUGH AGENT

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IMPORTANT INFORMATION

We endeavour to make our sales details accurate but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representations or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Entrance Hall: Bright spacious hallway. Composite front door / side lights. Tiled floor. Storage under stairs.

Living Room: 15' x 14'6 Feature open fire with marble surround. Cast iron inset and tiled hearth. Bay window . Laminate wooden floor. TV points.



Kitchen/Dining: 12' x 22'10 Excellent range of eye and low level fitted kitchen units in a contemporary style finish, incorporating stainless steel single drainer sink with mixer taps, electric 'Indesit' oven and 'Indesit' gas hob, integrated 'Hotpoint' dishwasher, 'Hotpoint' fridge freezer and 'Indesit' washer dryer. Walls between kitchen units tiled. Floor tiled. Patio doors and down lighters, TV points.



Ground Floor wc: 6'8 x 3'2 Low flush wc, pedestal wash hand basin, walls 1/2 tiled, floor tiled.



1st Floor Landing: Carpet to stairs and landing. Shelved storage.

Master Bedroom: 10'9 x 15'2 Carpet. TV points. Mirrored wardrobe furniture. TV point.



En Suite: 4'8 x 6'6 Low flush wc, pedestal wash hand basin, fully tiled shower cubicle with power shower. Walls 1/2 tiled, floor tiled.

Bedroom 2: 8'8 x 11'7 Carpet. Fitted wardrobe furniture.

Bedroom 3: 10'1 x 11'1 Carpet. Fitted wardrobe furniture.



Bathroom: 7'5 x 9'9 Suite includes low flush wc, pedestal wash hand basin, bath, fully tiled shower cubicle with power shower. Walls 1/2 tiled, floor tiled. Downlighters.

