

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
ESTATE AGENTS

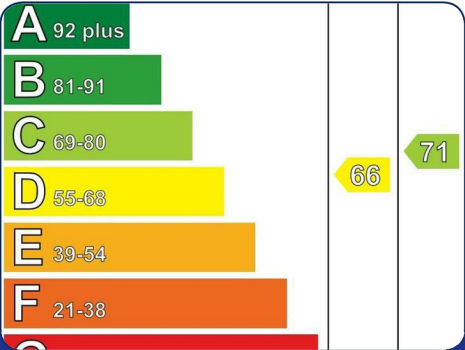
£159,950

FOR SALE



17 The Village Oaks, Limavady, BT49 9NT

- SEMI-DETACHED BUNGALOW
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- PVC FRONT AND BACK DOORS
- CUL-DE-SAC LOCATION
- TARMAC DRIVEWAY
- OAK INTERNAL DOORS
- PATIO LIGHTING
- EPC RATING D



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ACCOMMODATION

HALL

Having tiled floor, cloaks cupboard, hotpress, recessed lighting.

LOUNGE

14'4" x 13'1" (4.37m x 3.99m)

Having attractive fireplace, ceiling cornicing, wall light points, semi-solid wooden floor

KITCHEN

14'11" x 14'3" (4.55m x 4.34m)

Having range of eye and low level units, matching pelmet over window, integrated dishwasher, space for fridge/freezer, 1 1/2 bowl stainless steel sink unit with mixer taps, extractor hood, gas hob, electric double underoven, tiling between units, tiled floor, recessed ceiling lighting, ample dining space.

BEDROOM (1)

11'7" x 11'4" (into built in wardrobe) (3.53m x 3.45m (into built in wardrobe))

Having wall to wall built in wardrobes with sliding doors, laminated wooden floor, recessed lighting.

BEDROOM (2)

9'8" x 8'2" (2.95m x 2.49m)

Laminated wooden floor

BEDROOM (3)

Laminated wooden floor

BATHROOM

Comprising Bath, WHB set in vanity unit, WC, walk in power shower, PVC cladding to walls, tiled floor.

DOUBLE WIDTH GARAGE WITH OFFICE OVER

23'4" x 19'8" (to widest points) (7.11m x 5.99m (to widest points))

Shower Room off with walk in shower with PVC cladding to walls, WHB, WC, 1/2 height PVC cladding to remaining walls

Store Room off garage

Internal staircase to first floor office

Roller door

Light and power points

Sink unit, plumbed for a washing machine, space for tumble dryer

OFFICE ABOVE GARAGE

23'9" x 13' (to widest points) (7.24m x 3.96m (to widest points))

Laminated wooden floor

EXTERIOR FEATURES

Double width garage with office over

Paved yard to rear

Raised rockery with water feature

Neat lawn to front

ESTIMATED ANNUAL RATES

Estimated Annual Rates: £886.42 (June 2020)

