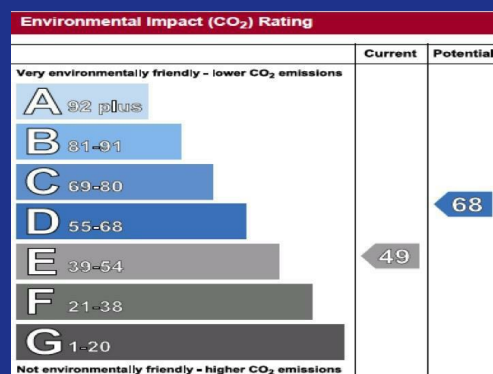
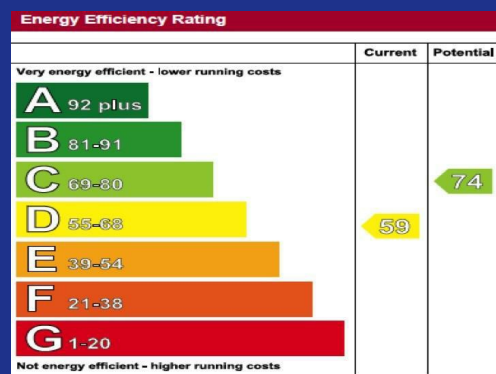


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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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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.

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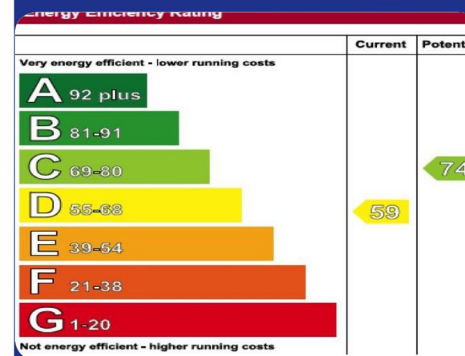
£500

FOR SALE



72 Edenmore Park, Limavady, BT49 0RG

- Semi-detached House
- Lounge/Kitchen-Dining/3 Bedrooms/Bathroom
- uPVC Double Glazed Windows
- Oil Fired Central Heating
- UPVC Fascia/Soffit/Eaves/Gutters
- Tarmac Driveway
- Private Enclosed Rear Garden
- Close to Local Town Amenities



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THE PROPERTY COMPRISES:

LOCATION:

Proceeding along the main Edenmore Road, take second right into Edenmore Park. Number 72 is situated near the top of this small development.

DESCRIPTION:

This semi-detached home is situated within a small cul-de-sac of semi-detached homes. The property offers practical and well laid out family accommodation with a private enclosed garden to rear. It is within easy walking distance of local amenities and would be an ideal first time/investment buy. Viewing is by appointment with the selling agent.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

7'10" x 6'2" (2.4 x 1.9)
with tiled flooring.

Lounge:

16'0" x 11'5" (4.9 x 3.5)
having tiled fireplace with tiled inset and hearth, wood effect laminate flooring.

Kitchen/Dining:

14'5" x 11'1" (4.4 x 3.4)
with a range of eye and low level units, matching worktops, tiled around units, under-unit lighting, stainless steel sink unit, pelmet over window, built-in hob and oven, plumbed for automatic washing machine and dishwasher, feature glass display unit, tiled flooring.

Separate W.C.:

with low flush w.c., pedestal wash hand basin, tiled flooring.

Staircase to first floor landing

Bedroom (1):

11'5" x 10'9" (3.5 x 3.3)
with built-in wardrobe, wood effect laminate flooring.

Bedroom (2):

9'10" x 8'2" (3.0 x 2.5)
with built-in wardrobe.

Bedroom (3):

9'2" x 8'10" (2.8 x 2.7)
with wood effect laminate flooring.

Bathroom:

7'6" x 5'6" (2.3 x 1.7)
with four piece suite comprising of fitted bath with shower attachment, wash hand basin with low level vanity unit, low flush w.c., fully tiled shower cubicle with electric shower.

EXTERIOR FEATURES:

Garden to front laid in lawn with tarmac driveway. Large enclosed garden to rear laid in lawn.

Shed:

15'5" x 10'5" (4.7 x 3.2)

ANNUAL RATES:

£542.15 as at 14/09/2017.

