

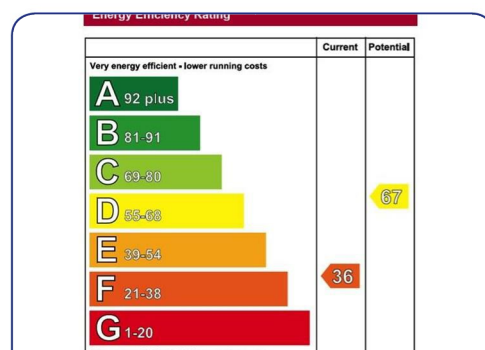
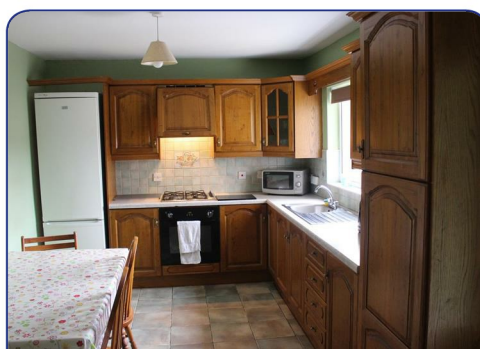
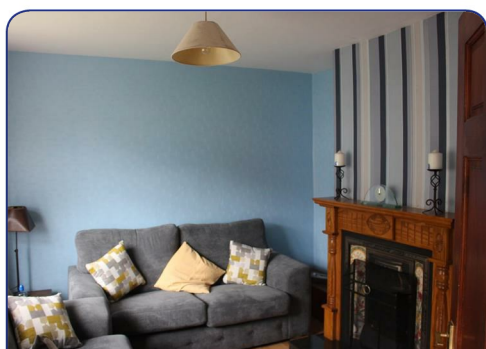
£520 Per Month

TO LET



24 Rathbeg Crescent, Limavady, BT49 0AT

- Mid Terrace Home
- 4 Bedrooms / 2 Receptions / Kitchen
- Oil Fired Central Heating
- Good Decorative Order Throughout
- uPVC Double Glazing
- Close to Local Amenities
- Freshly Decorated Throughout
- £500 Deposit



### Description:

This mid terrace home offers excellent family accommodation. Boasting four bedrooms and two reception rooms, this house affords everyone their own space. Viewing is by appointment only with the undersigned agent.

### Location:

Leaving Limavady along Irish Green St, take a left into Benbradagh Avenue just opposite the Newtown Inn. Travel along this road right round and 24 Rathbeg Crescent is situated on the right hand side.

### Ground Floor Accommodation:

#### Hallway:

Tiled flooring.

#### Lounge:

11'9" x 10'9" (3.6 x 3.3)

Oak fireplace with back boiler and cast iron inset. Bay window. Laminate flooring.

#### Kitchen:

18'4" x 9'6" (5.6 x 2.9)

With a range of solid eye and low level units with matching work top. Tiled around units. Stainless steel sink unit. Built in gas hob with electric oven. Extractor fan and light. Glass display unit. Pelmet over window. Tiled flooring.

#### Dining / Family Room:

12'9" x 7'6" (3.9 x 2.3)

Corner window. Laminate flooring.

### First Floor Accommodation:

**Agent:** *Daniel Henry (Limavady)*

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

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www.danielhenry.co.uk

#### Bedroom 1:

10'2" x 8'10" (3.1 x 2.7)

Carpet flooring.

#### Bedroom 2:

12'9" x 10'9" (3.9 x 3.3)

Carpet flooring.

#### Bedroom 3:

9'10" x 6'10" (3.0 x 2.1)

Laminate flooring.

#### Bedroom 4:

9'10" x 6'6" (3.0 x 2.0)

Carpet flooring.

#### Bathroom:

13'1" x 8'6" (4.0 x 2.6)

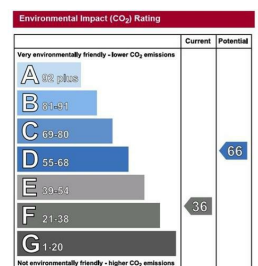
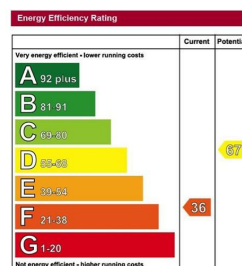
White corner bath with shower attachment over bath. Wall mounted wash hand basin with vanity unit. Low Flush W.C. Fully tiled shower cubicle. Extractor fan. Tiled flooring. Half tiled walls.

#### Exterior Features:

Concrete rear yard with two stores, one of which is currently used a small utility room and the other is currently an outside toilet.

#### Annual Rates:

Estimated Annual Rates: 676.09 (October 2019)



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