

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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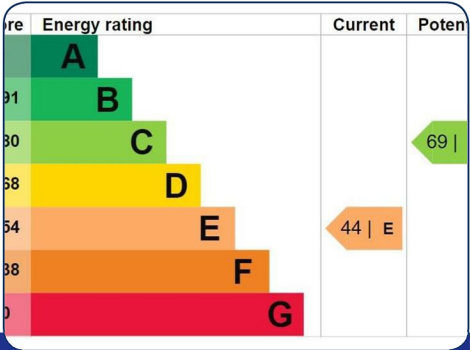
£220,000

FOR SALE



12 Rockport Park, Limavady Road, BT47 6JH

- SEMI DETACHED HOUSE
- 3 BEDROOMS / 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- MOSTLY PVC DOUBLE GLAZED WINDOWS
- CARPETS INCLUDED IN SALE
- EXCELLENT VIEWS OVER RIVER FOYLE
- EPC RATING - E



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ACCOMMODATION

SUN PORCH

16'7" x 5'11" (5.05m x 1.80m)
Having wall lights and tiled floor. PVC door leading to Hallway.

HALLWAY

Having ceiling cornicing, cloaks cupboard off with work station.

GUEST WHB & WC

LOUNGE

20'3" x 14' wp (6.17m x 4.27m wp)
Having attractive fireplace with Oak surround, ceiling cornicing, laminated wooden floor, windows front and rear.

KITCHEN

14'2" x 8'3" (4.32m x 2.51m)
Having range of eye and low level units, open corner display shelves, tiling between units, 'Beko' cooker, extractor hood, 'Ariston' fridge / freezer, plumbed for dishwasher, walk in pantry, recessed lighting, laminated wooden floor, double doors leading to Dining room.

DINING ROOM

12'11" x 10'5" (3.94m x 3.18m)
Having laminated wooden floor, sliding patio doors leading to garden.

FIRST FLOOR

LANDING

Having window with picturesque views over City, River Foyle and Foyle Bridge.

BEDROOM 1

13'11" x 9'11" (4.24m x 3.02m)
Having whb set in vanity unit, built in cupboard.

BEDROOM 2

10'2" x 9'8" (3.10m x 2.95m)
Having built in wardrobe with cupboards over.

BEDROOM 3

11' x 6'4" (3.35m x 1.93m)
Having built in wardrobe with cupboards over.

BATHROOM

Comprising bath, fully tiled walk in shower, whb and wc, 1/2 tiled walls, tiled floor, recessed lighting, wall lights, dual aspect.

EXTERIOR FEATURES

GARAGE 15'9" x 9'1 Having up and over door, light and power points.

DRYING AREA With PVC front & back doors. Drying rack.

UTILITY ROOM 9' x 7'11" Having eye and low level units, double drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer.

Magnificent lawns to front and rear stocked with abundance of mature plants and shrubs.

Herb garden.

Lawn to side bordered by mature conifers.

Enclosed lawn to rear bordered by fence and hedging.

Tarmac driveway with double entrance gates.

2 paved patio areas.

Garden shed.

Fuel Store.

ESTIMATED ANNUAL RATES

£1258.01 (JUNE 2021)

