

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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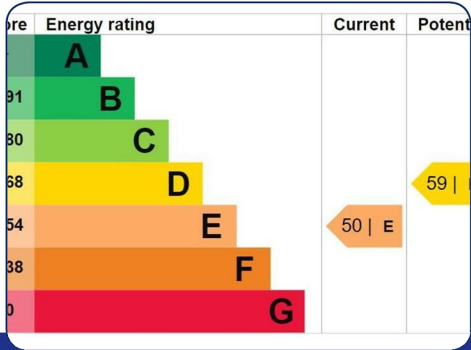
Daniel
Henry
ESTATE AGENTS

FOR SALE



14 Limavady Road, L'Derry, BT47 6JD

- DETACHED HOUSE ON OVER 1/2 ACRE PLOT
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS , PVC EXTERIOR DOORS
- EXTENSIVE TARMACADAM DRIVEWAY
- MODERN KITCHEN AND BATHROOM
- 4 RECEPTION ROOMS
- 5 BEDROOMS
- CARPETS INCLUDED IN SALE
- SPACIOUS RECEPTION HALLWAY
- MAY BE SUITABLE FOR DEVELOPMENT (SUBJECT TO USUAL PLANNING CONSENTS)



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We are delighted to offer For Sale this magnificent landmark property which occupies a mature plot extending to over ½ acre fronting the Limavady Road. The rooms are bright well proportioned some with bay windows and overlooking the delightful, landscaped gardens. This property will appeal to a range of purchasers either as a substantial family home or with development potential (subject to usual planning consents). Seldom does the opportunity arise to acquire a magnificent property in a prime location of the Waterside.

ALL ENQUIRIES TO MARBETH RIDDLES AT DANIEL HENRY ESTATE AGENTS 02871 347539

ENTRANCE HALLWAY

24'4" x 16'5" (widest point) (7.42m' x 5.00m' (widest point))
Under stairs storage; Semi solid wood floor

LOUNGE

22'8" into bay x 16'1" (6.91m' into bay x 4.90m')
Window seat; attractive fireplace; picture rail; door to patio

FAMILY ROOM

18'4" x 13'10" (into bay) (5.59m' x 4.22m' (into bay))
Parquet wood floor; tiled fireplace; double doors to:-

SUN ROOM

18'8" x 8'5" (5.69m' x 2.57m')
Tiled floor; door to side.

DINING ROOM

18'11" x 11'9" (5.77m' x 3.58m')
Door to paved patio area.

KITCHEN

16'10" x 13'4" (5.13m' x 4.06m')
Having range of eye and low level units; 1 ½ bowl single drainer stainless steel sink unit with mixer taps; matching pelmet over window; double oven; hob; extractor hood; integrated dishwasher and fridge freezer; tiling between units; ample dining space; recessed lighting; tiled floor; glazed door to:-

UTILITY ROOM

12'2" x 8'9" (3.71m' x 2.67m')
Having eye and low level units; 1 ½ bowl stainless sink unit; plumbed for automatic washing machine; tiling between units; tiled floor

HALLWAY

Having tiled floor; cloaks cupboard

GUEST TOILET

Comprising toilet and wash hand basin; tiled floor

FIRST FLOOR

Landing
Having hotpress and storage cupboard

MASTER BEDROOM

16'10" x 13'3" (5.13m' x 4.04m')
Range of built in wardrobes; cupboards over; headboard and lockers

ENSUITE

Comprising bath with hand shower to taps; fully tiled walk in electric shower; wash hand basin and WC; half tiled walls; tiled floor

BEDROOM 2

13'4" x 11'11" (4.06m' x 3.63m')
Wash hand basin set in vanity unit; wooden floor

BEDROOM 3

13'11" (widest point) x 13'10" (4.24m' (widest point) x 4.22m')
Wash hand basin; built in wardrobes; picture rail

BEDROOM 4

13'10" x 13'10" (widest point) (4.22m' x 4.22m' (widest point))
Wash hand basin set in vanity unit; range of built in wardrobes and shelving.

BEDROOM 5

18'1" x 12'0" (5.51m' x 3.66m')
Wash hand basin set in vanity unit; built in wardrobes; picture rail.

SHOWER ROOM

Comprising fully tiled walk in electric shower; wash hand basin set in vanity unit: WC; ½ tiled walls; tiled floor; chrome radiator.

EXTERIOR FEATURES

Magnificent lawns to front, side and rear stocked with mature plants, shrubs and trees.
Walled to front with pillars and garden lighting.
Secluded lawn to rear with paved patio area.

GARAGE

20'4" x 18'7" (6.20m' x 5.66m')
Having double roller doors, light and power points

ESTIMATED ANNUAL RATES

£3870.80 (NOV 2021)

