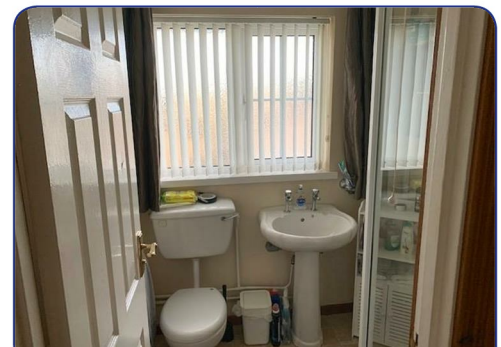


TO LET

22 Rathbeg Crescent, Limavady, BT49 0AT

- End-terrace House
- Lounge/Kitchen-Dining/3 Bedrooms/Bathroom
- UPVC Double Glazed Windows & External Doors
- Gas Heating System
- Enclosed Front & Rear Garden
- Walking Distance of Local Amenities
- £500.00 Deposit Required



ACCOMMODATION TO INCLUDE:

Tiled Entrance Porch

6'6" x 4'7" (2.0 x 1.4)

Hallway:

with tiled flooring.

Lounge:

12'1" x 10'9" (3.7 x 3.3)

with coving around ceiling, wood effect laminate flooring.

Kitchen/Dining:

with eye and low level units, matching worktop, tiled around units, stainless steel sink unit, cooker point, extractor fan with light, plumbed for automatic washing machine, built-in cloaks, tiled flooring.

Staircase to First Floor Landing

Bedroom (1):

5'10" x 5'6" (1.8 x 1.7)

with wood effect laminate flooring.

Bedroom (2):

10'9" x 8'6" (3.3 x 2.6)

with wood effect laminate flooring, built-in wardrobe.

Bedroom (3):

9'6" x 7'10" (2.9 x 2.4)

Shower Room:

5'10" x 5'6" (1.8 x 1.7)

with three piece suite comprising of fully tiled shower cubicle with electric shower, pedestal wash hand basin, low flush w.c. Also having built-in cupboard, cushion flooring.

EXTERIOR FEATURES:

Small garden to front of property laid in lawn and enclosed by wooden fencing.

Enclosed rear garden.

ANNUAL RATES:

£592.62 as at 23/02/2021.

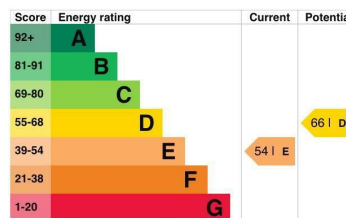
Agent: **Daniel Henry (Limavady)**

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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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.
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