

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**Daniel Henry**  
ESTATE AGENTS

£200,000

**FOR SALE**



23 Rockport Park, Limavady Road, BT47 6JH

- SEMI DETACHED CHALET BUNGALOW
- OIL FIRED CENTRAL HEATING
- MOSTLY PVC DOUBLE GLAZED WINDOWS (except garage)
- PVC FRONT, BACK & FRENCH DOORS
- BLINDS INCLUDED IN SALE
- GARAGE
- EPC RATING -

**VIEWING STRICTLY BY APPOINTMENT ONLY**

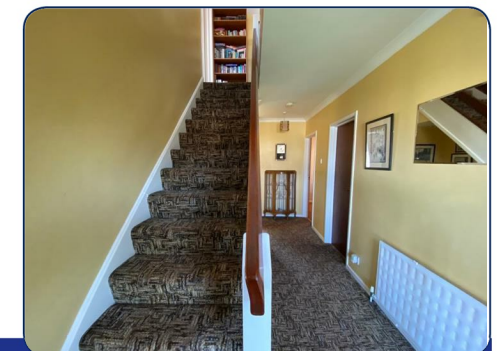
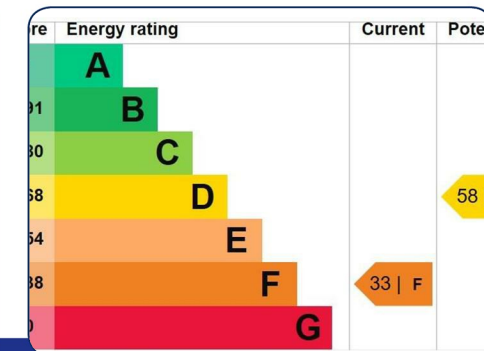
Agent:



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[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
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## ACCOMMODATION

### HALLWAY

Having ceiling corning.

### LOUNGE

15'2" x 11'10" (4.62m x 3.61m)

Having hole in wall style fireplace with raised hearth, ceiling corning, double doors to Dining room.

### DINING ROOM

13'2" x 8'7" (4.01m x 2.62m)

Having wall lights, open plan to Kitchen Area.

### CONSERVATORY

12'4" x 11'4" (3.76m x 3.45m)

Having wall light points, French doors to rear.

### KITCHEN

12'11" x 11'11" (3.94m x 3.63m)

Having range of eye and low level units, tiling between units, glazed display cupboards, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, double oven, extractor hood, plumbed for washing machine and dishwasher, space for fridge / freezer, recessed lighting, tiled floor.

### BEDROOM 1

12' x 10'2" (3.66m x 3.10m)

Having built in wardrobes with sliding mirrored doors.

### BEDROOM 2

11'9" x 8' (3.58m x 2.44m)

### WET ROOM

Comprising electric shower, whb with cupboard under, wc, bidet, 1/2 tiled walls, tiled floor.

### FIRST FLOOR

#### LANDING

Having access to attic storage.,

#### BEDROOM 3

13'6" x 10' (4.11m x 3.05m)

#### BEDROOM 4

11' x 10'11" (3.35m x 3.33m)

### SHOWER ROOM

Comprising fully tiled walk in shower, whb and wc.

### EXTERIOR FEATURES

DETACHED GARAGE 26'5" x 8'10" Having up and over door, light and power points, side window and door.

Lawn to front bordered by wall and pillars.

Enclosed lawn to rear.

Brick pavia driveway.

Burner store.

### ESTIMATED ANNUAL RATES

£1209.63 (MARCH 2022)

