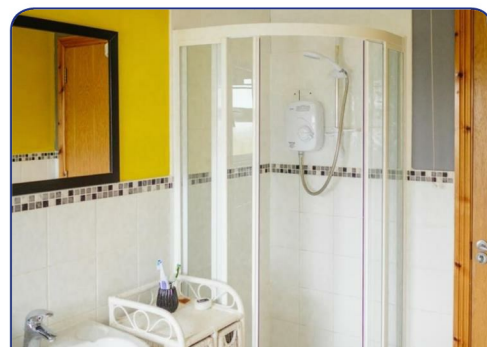


TO LET

6 College Mews, Limavady, BT49 0UT

- Terraced Three Storey Townhouse
- Lounge/Kitchen/Utility Room/Bathroom
- Four Bedrooms (Two with En-suite)
- UPVC Double Glazed Windows
- Oil Fired Central Heating
- Private Off-Street Car Parking to Rear
- Within Walking Distance of Local Town Amenities
- £700.00 Deposit
- Professionals Only/No Pets



DESCRIPTION:

This superb three story property is located on an excellent position on the edge of Limavady Town Centre and within walking distance of all local amenities. It offers spacious family accommodation laid out over three floors to include four bedrooms (two with en-suite facilities) and spacious lounge. The property is in very good condition and has been very well maintained by the current owner. Private off-street parking is available to the rear.

LOCATION:

Leaving Limavady along Irish Green Street, proceed until you reach the mini-roundabout just before Limavady Grammar School. Turn left onto Greystone Road and number 6 College Mews is situated a short distance along on the right hand side.

ACCOMMODATION TO INCLUDE:

Entrance Hall

Bedroom (1)/Playroom

13'5" x 8'6" (4.1 x 2.6)

Separate W.C.:

8'2" x 4'3" (2.5 x 1.3)

with low flush w.c., pedestal wash hand basin, part tiled walls, tiled flooring.

Kitchen/Dining:

13'5" x 13'1" (4.1 x 4.0)

with a range of eye and low level units, matching worktop, tiled around units, under-unit lighting, stainless steel sink unit, pelmet over window, built-in hob and oven, extractor fan with light, plumbed for dishwasher, under-stair storage, tiled flooring.

Utility Room:

8'2" x 5'6" (2.5 x 1.7)

with low level units, matching worktop, plumbed for automatic washing machine.

Staircase to first floor landing

Lounge:

15'1" x 12'1" (4.6 x 3.7)

having double doors from hallway, Pine fireplace.

Bedroom (2):

13'1" x 6'10" (4.0 x 2.1)

Bathroom:

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

having four piece suite comprising of fitted bath, pedestal wash hand basin, low flush w.c., fully tiled shower cubicle with electric shower. Also having extractor fan, part tiled walls, tiled flooring.

Staircase to second floor landing

Bedroom (3):

12'1" x 11'9" (3.7 x 3.6)

with built-in wall-to-wall mirrored robes. EN-SUITE: having fully tiled shower cubicle with electric shower, pedestal wash hand basin, low flush w.c., extractor fan, part tiled walls, tiled flooring.

Bedroom (4):

13'9" x 9'10" (4.2 x 3.0)

with EN-SUITE: having fully tiled shower cubicle with electric shower, pedestal wash hand basin, low flush w.c., extractor fan, part tiled walls, tiled flooring.

EXTERIOR FEATURES:

Small enclosed stoned/tarmac area to front of property. Small enclosed rear yard.

ANNUAL RATES:

£719.61 as at 18/01/2021.

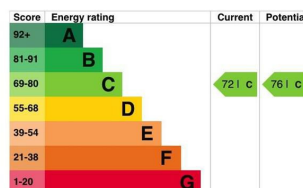
Agent: *Daniel Henry (Limavady)*

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk



Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

www.danielhenry.co.uk
www.propertypal.com

