

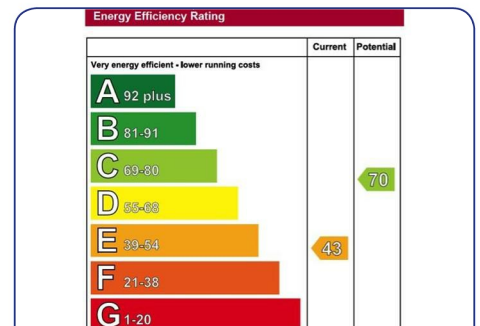
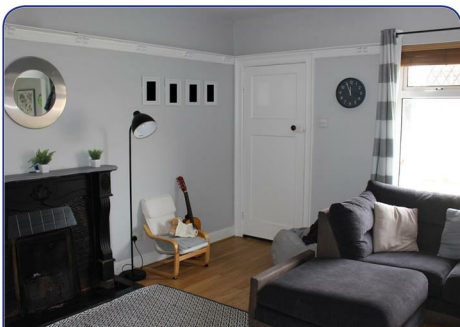
£280,000

**FOR SALE**



11 Benone Avenue, Limavady, BT49 0LQ

- Detached Bungalow
- Lounge/Kitchen/4 Bedrooms/Bathroom
- UPVC Double Glazed Windows
- Oil Fired Central Heating
- Enclosed Front & Rear Garden
- Situated at Benone Beach & Tourist Complex
- Outline Planning Passed for Detached Three Bedroom Dormar
- Easy Commuting to Limavady/Coleraine



## DESCRIPTION:

This detached four bedroom bungalow is located in one of the most sought after locations within Benone Tourist Complex, just off the beautiful scenic Causeway Coastal Route. Approached by a private driveway, this bungalow offers deceptively spacious family accommodation which has been maintained to a very good standard. The large garden is enclosed with a range of mature trees and bushes, with commanding views of Binevenagh and the surrounding countryside. The current owners have had Outline Planning Permission granted within the grounds to the front garden for a detached three bedroom dormar style property. Viewing comes highly recommended and is by appointment with the selling agent.

## LOCATION:

Leaving Limavady along Catherine Street, proceed past the Roe Park Resort and continue to the roundabout. Go straight ahead at the roundabout onto the Seacoast Road and travel for approximately 10 miles until reaching the sign for Benone Tourist Complex. Turn left off the main road onto the complex and take the first turn on the left again. Continue a short distance and number 11 is situated along this road on the right hand side.

## ACCOMMODATION TO INCLUDE:

### Entrance Hall:

10'9" x 6'2" (3.3 x 1.9)  
with cushion flooring, telephone point.

### Lounge:

15'5" x 13'1" (4.7 x 4.0)  
having cast iron effect fireplace with tiled hearth, dimmer switch, picture rail, wood effect laminate flooring.

### Bedroom (1):

10'2" x 7'10" (3.1 x 2.4)  
with built-in shelving.

### Tiled Rear Porch

8'2" x 3'3" (2.5 x 1.0)

### Boiler Room:

6'10" x 3'11" (2.1 x 1.2)  
with oil fired burner, plumbed for automatic washing machine, space for tumble dryer.

### Bathroom:

7'6" x 6'10" (2.3 x 2.1)  
with three piece suite comprising of fitted bath, pedestal wash hand basin, low flush w.c. Also having recess low voltage down-lighters, part tiled walls (around bath), tiled flooring.

### Kitchen/Dining:

21'11" x 19'4" (6.7 x 5.9)  
(at widest points) with a range of white painted eye and low level units, matching worktop, tiled around units, stainless steel sink unit, cooker point, stainless steel extractor fan with light, space for fridge/freezer, plumbed for dishwasher, shelved hot-press, tiled flooring to kitchen area and wood effect laminate flooring to dining area.

### Master Bedroom (2)

10'5" x 10'5" (3.2 x 3.2)  
with EN-SUITE: having fully tiled shower cubicle with electric shower, pedestal wash hand basin, low flush w.c., extractor fan, tiled flooring.

### Bedroom (3):

11'5" x 9'10" (3.5 x 3.0)  
with built-in wardrobe and shelving, picture rail.

### Bedroom (4):

11'5" x 11'5" (3.5 x 3.5)  
with picture rail, built-in shelving.

## EXTERIOR FEATURES:

Private site with large garden surrounding property to front, side and rear, mostly laid in lawn. Enclosed by fencing and mature trees.

**\*\*OUTLINE PLANNING PERMISSION GRANTED TO FRONT GARDEN FOR DETACHED THREE BEDROOM DORMAR STYLE PROPERTY\*\***

## ANNUAL RATES:

£783.18 as at 26/09/2022.

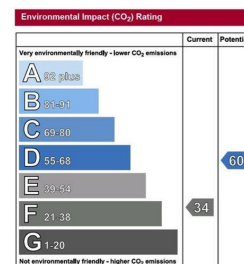
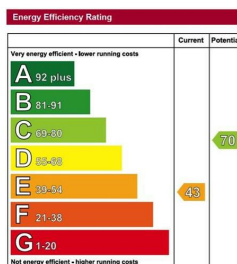
**Agent: Daniel Henry (Limavady)**

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