

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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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.

Daniel
Henry
ESTATE AGENTS

£275,000

FOR SALE



46 Limavady Road, L'Derry, BT47 6LS

- SEMI DETACHED HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- GARAGE
- DRIVEWAY TO FRONT
- NEAT LAWN TO REAR
- SOUGHT AFTER LOCATION
- SECURITY SYSTEM INSTALLED
- EPC RATING -



Property			
This property's current energy rating is D. It has the potential to be D.			
See how to improve this property's energy performance.			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	61 D
39-54	E		
21-38	F		



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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having ceiling corning and tiled floor.

GUEST WHB & WC

Having tiled floor.

LOUNGE

15'1" x 13'11" (4.60m x 4.24m)

Having ceiling corning, picture rail and fireplace.

FAMILY ROOM

10' x 9'11" (3.05m x 3.02m)

Having fireplace.

DINING ROOM

14' x 13'10" (4.27m x 4.22m)

Having ceiling corning, picture rail and fireplace.

KITCHEN

10'11" x 7'11" (3.33m x 2.41m)

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, space for cooker and fridge / freezer, 1/2 tiled walls.

FIRST FLOOR

Landing

BEDROOM 1

14'7" x 11'10" (4.45m x 3.61m)

Having built in wardrobe.

BEDROOM 2

11'10" x 11'9" (3.61m x 3.58m)

Having built in wardrobe.

BEDROOM 3

11' x 8' (3.35m x 2.44m)

BEDROOM 4

11' x 8'2" (3.35m x 2.49m)

SHOWER ROOM

Comprising fully tiled walk in electric shower, whb, fully tiled walls and floor.

SEPARATE WC

Having 1/2 tiled walls and tiled floor.

GARAGE

EXTERIOR FEATURES

Neat lawn to rear.

Views of river from rear lawn.

Paved patio area.

Detached Garage approached by driveway.

ESTIMATED ANNUAL RATES

£1822.81 (NOV 2022)