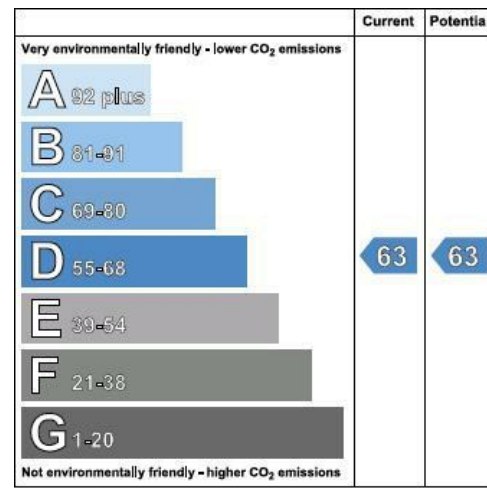
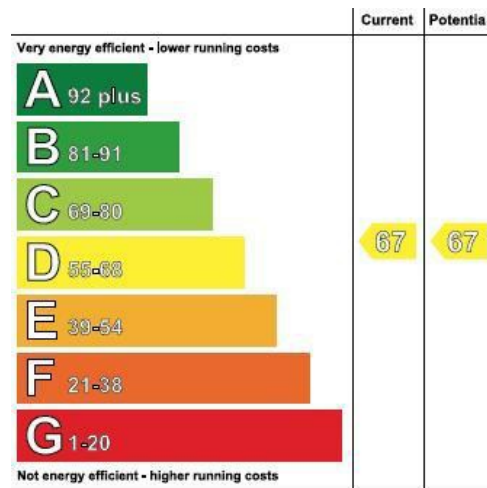


SPECIAL FEATURES OF THE PROPERTY INCLUDE:

- Superb Detached Family Home in a Rural Setting
- Easy Commuting to Limavady/Coleraine/Derry City
- Four Large Bedrooms with En-suite Facilities
- Five Reception Rooms to Ground Floor
- Attractive Modern Fitted Kitchen Units
- Two Reception Areas to First Floor
- UPVC Fascia/Soffit/Eaves/Gutters
- Outside Lights/Tap/Power Points
- Tarmac Driveway with Parking for a Number of Vehicles



VIEWING STRICTLY BY APPOINTMENT ONLY

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- 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.
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- 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.
- 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

£369,950

FOR SALE



11A East Road, Limavady, BT49 0NW

- Detached Chalet Bungalow with Detached Garage
- 5 Receptions/4 Bedrooms/Study/5 Bathrooms
- UPVC Double Glazed Windows & External Doors
- Oil Fired Central Heating (Under-Floor to Ground Level)
- Pressurised Hot Water System
- Beam Vacuum System
- Excellent Order Both Internally & Externally
- Commanding Views to the Rear of Surrounding Countryside



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THE PROPERTY COMPRISES:

DESCRIPTION:

Superb detached chalet bungalow situated on a large mature private site in a picturesque rural location just a short distance from Limavady. This property is finished to an impressive, very high standard and is very well presented by the current owners. Having put much thought and effort into every detail, the owners have given this home a contemporary, yet very homely feel. The superb accommodation makes for an excellent family home with 5 reception rooms to include open plan kitchen/living and each individual bedroom benefiting from en-suite facilities. The beautiful garden surrounding the property offers outstanding views to the rear of surrounding countryside. We as the selling agents highly recommend inspection to appreciate everything this home has to offer.

LOCATION:

Leaving Limavady along the Ballyquinn Road towards Dungiven, continue for approximately 3 miles and take a left turn onto East Road. Continue along this road a short distance and number 11a is situated along a private lane on the right hand side.

ACCOMMODATION TO INCLUDE:

Tiled Entrance Porch:

Hallway:

with telephone point, built-in cloaks, feature port-hole window, tiled flooring, double glazed doors through to:

Family Room:

15'8" x 13'9" (4.8 x 4.2)
with tiled flooring.

Separate W.C.:

6'10" x 5'10" (2.1 x 1.8)
with low flush w.c., pedestal wash hand basin, extractor fan, tiled floor.

Lounge:

17'0" x 14'1" (5.2 x 4.3)
having Pine fireplace with cast iron inset and tiled hearth, wood effect laminate floor.

Dining Room:

12'1" x 10'5" (3.7 x 3.2)
with tiled flooring.

Kitchen/Living:

23'7" x 14'1" (7.2 x 4.3)
with a range of attractive modern eye and low level units, matching granite worktop, stainless steel sink unit, built-in range cooker, extractor fan with light, integrated microwave, space for American fridge/freezer, tiled flooring. Living area having alcove housing wood burning stove.

Utility Room:

9'6" x 9'6" (2.9 x 2.9)
with eye and low level units, matching worktop, stainless steel sink unit, plumbed for automatic washing machine, ducted for tumble dryer, tiled flooring.

Sun Room:

11'1" x 9'6" (3.4 x 2.9)
with PVC patio doors to rear garden, tiled flooring.

Bedroom (1):

15'8" x 13'9" (4.8 x 4.2)
with wall-to-wall mirrored slide-robe, wood effect laminate flooring. EN-SUITE: 2.6m x 1.2m having fully tiled flower cubicle with electric shower, pedestal wash hand basin, low flush w.c., extractor fan, tiled flooring.

Bedroom (2):

15'8" x 10'5" (4.8 x 3.2)
with wood effect laminate flooring. EN-SUITE (wet room): 2.6m x 1.4m having fully tiled shower area with Thermostat shower, pedestal wash hand basin with vanity unit, low flush w.c., tiled flooring.

3/4 turn balustrade staircase to first floor

with wood effect laminate flooring, feature Velux window.

Bedroom (3):

15'5" x 14'1" (4.7 x 4.3)
with wood effect laminate flooring, feature Velux windows. EN-SUITE BATHROOM: 4.0m x 3.0m with free-standing bath, pedestal wash hand basin, low flush w.c. feature Velux window, tiled flooring.

Bedroom (4):

15'8" x 14'1" (4.8 x 4.3)
with wood effect laminate floor. EN-SUITE: 2.1m x 2.0m having PVC panelled shower cubicle with Thermostat shower, pedestal wash hand basin, low flush w.c. feature heated towel rail, tiled flooring.

Reading Reception Area with Velux Window

Study (L-Shaped):

30'6" x 13'1" (9.3 x 4.0)
with wood effect laminate flooring.

EXTERIOR FEATURES:

Extensive private garden laid in lawn surrounds property to front, side and rear. Enclosed by mature hedging and fencing. Having a range of attractive flower beds and decorative stoned beds laid around the garden. Beautiful summer house with internal seating housed in the garden. To the rear is an attractive circular pavia brick patio area and wooden decked area. Raised vegetable beds.

Detached Garage:

22'11" x 19'8" (7.0 x 6.0)
with roller door, power points and strip lighting, pedestrian side door and window.

ANNUAL RATES:

£1966.80 as at 25/01/20.

