



## 45 Gortnarney Road, Limavady, BT49 0PZ

Asking Price £325,000

- 4 Bedroom detached Bungalow
- 3/4 acre site
- PVC windows throughout
- Master en-suite
- Views across 3 counties
- Peaceful rural setting
- 2 receptions
- Oil fired central heating
- 2 new bathrooms

## Directions

kilhoyle

## Viewings

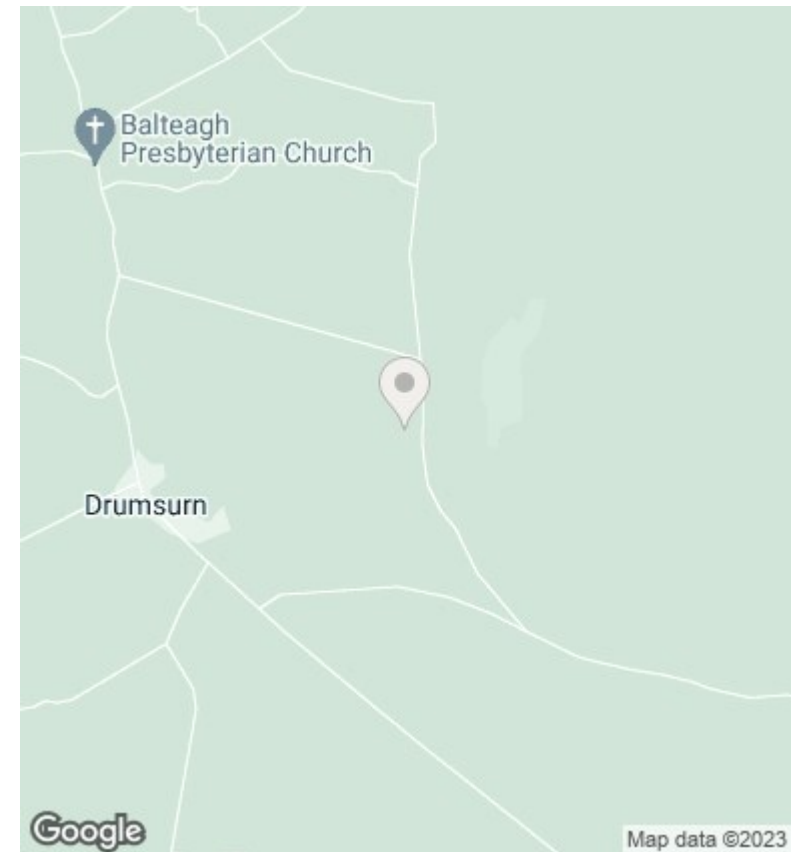
Viewings by arrangement only. Call 02871262366 to make an appointment.

## Council Tax Band

D

## EPC Rating:

D



| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | 59                      | 64        |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>Northern Ireland</b>                            | EU Directive 2002/91/EC |           |