

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel**  
**Henry**  
ESTATE AGENTS

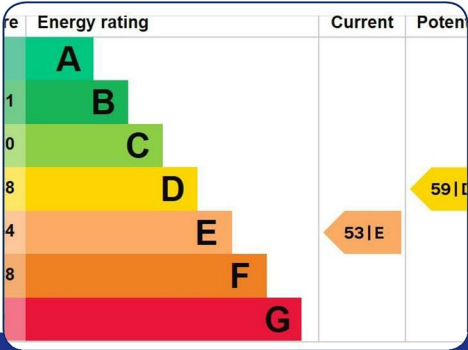
£300,000

**FOR SALE**



**5 Caw Hill Park, Limavady Road, BT47 6LU**

- DETACHED BUNGALOW
- 4 BEDROOMS/3 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- MAHOGANY DOUBLE GLAZED WINDOWS
- LAWNS TO FRONT, SIDE & REAR
- GARAGE
- MAGNIFICENT VIEWS OF RIVER, FOYLE BRIDGE & DONEGAL HILLS
- EPC RATING -



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## ACCOMMODATION

### HALLWAY

Having hotpress, cloaks cupboard, wall light points, ceiling cornicing and centre rose.

### CONSERVATORY

13'6" x 13' (4.11m x 3.96m)

Having tiled floor, radiators, French doors leading to paved driveway.

### LOUNGE

18'4" x 13' (5.59m x 3.96m)

Having fireplace with mahogany surround, ceiling cornicing and centre rose.

### DINING ROOM

16'6" x 10'8" (5.03m x 3.25m)

Having ceiling cornicing and centre rose, dual aspect, double doors to Kitchen.

### KITCHEN

17'5" x 11' (5.31m x 3.35m)

Having range of eye and low level units, glazed display cupboards, granite worktop and splashback, hob, double oven, extractor canopy, integrated dishwasher, dining space, recessed ceiling lighting, tiled floor.

### UTILITY ROOM

Having eye and low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor.

### MASTER BEDROOM

11'3" x 9'7" (3.43m x 2.92m)

Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

### EN-SUITE

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

### BEDROOM 2

12'8" x 11'1" (3.86m x 3.38m)

### BEDROOM 3

12'8" x 9'5" wp (3.86m x 2.87m wp)

Having double built in wardrobes.

### BEDROOM 4

11' x 9'7" (3.35m x 2.92m)

Having built in wardrobes with cupboards over, bed space, lockers etc.

### BATHROOM

Comprising bath with shower fitting to taps, walk in shower, whb set in vanity unit, wc, recessed lighting, tiled walls and floor.

### EXTERIOR FEATURES

Neat lawns to front, side and rear stocked with mature plants, trees and shrubs.

Paved paths leading to extensive driveway.

Exterior lighting.

Magnificent views over River, Foyle Bridge and Donegal Hills.

### DETACHED GARAGE

Having roller door, light and power points, side window and door.

### ESTIMATED ANNUAL RATES

£1675.01 (FEB 2023)

