

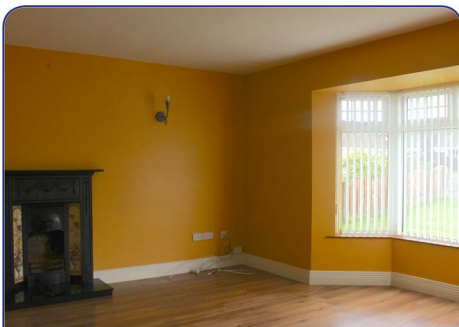
£170,000

FOR SALE



49 Rose Park, Limavady, BT49 0BF

- Detached Chalet Bungalow
- Sought after Residential Location
- 5 Bedrooms / Kitchen / Lounge
- Oil Fired Central Heating
- uPVC Double Glazing
- Tarmac Driveway
- Detached Garage



**Description:**

This detached chalet bungalow is located within a small cul-de-sac in the well sought after area of Rose Park. The property offers excellent well laid out family accommodation to include five bedrooms, with the master bedroom en-suite. It benefits from a private enclosed garden to rear with detached garage. Viewing comes highly recommended and is by appointment only with the selling agent.

**Location:**

Travelling along the Edenmore Road, proceed straight head at the two mini-roundabouts. After the second roundabout, turn right into Rose Park and drive straight ahead to the bottom of the cul de sac and No. 50 is situated on the right hand side.

**Ground Floor Accommodation:****Hallway:**

Tiled flooring. Telephone point.

**Lounge:**

15'8" x 15'1" (4.8 x 4.6)

Cast iron inset with tiled inset and tiled hearth. Bay window. Laminate flooring.

**Kitchen:**

17'8" x 9'2" (5.4 x 2.8)

Fitted with a range of eye and low level units with matching worktop. Tiled around units. Stainless steel sink unit. Built in hob and oven. Glass display unit. Tiled flooring.

**Utility:**

8'2" x 5'6" (2.5 x 1.7)

Fitted with a range of low level units. Stainless steel sink unit. Plumbed for automatic washing machine. Tiled flooring.

**Bedroom 1:**

12'5" x 10'9" (3.8 x 3.3)

Carpet flooring. Coving around ceiling with centre piece.

**En-suite:**

5'10" x 5'10" (1.8 x 1.8)

Fully tiled shower cubicle with electric shower. Low Flush W.C. Pedestal wash hand basin. Extractor fan. Tiled flooring, Coving around ceiling.

**Bedroom 2:**

11'9" x 9'6" (3.6 x 2.9)

Carpet flooring.

**Bedroom 3:**

11'9" x 10'2" (3.6 x 3.1)

Carpet flooring.

**Bathroom:**

8'6" x 8'6" (2.6 x 2.6)

Fitted with a large corner bath. Fully tiled shower cubicle with electric shower. Low Flush W.C. Tiled flooring. Part tiled walls.

**First Floor Accommodation:****Bedroom 4:**

10'5" x 8'10" (3.2 x 2.7)

Carpet flooring. Velux roof light.

**Bedroom 5:**

10'9" x 8'10" (3.3 x 2.7)

Carpet flooring.

**Separate Toilet:**

4'7" x 4'3" (1.4 x 1.3)

Low Flush W.C. Tiled flooring.

**Exterior Features:**

Tarmac driveway to the front of the property. Garden to the front of the property laid in lawn. Rear garden laid in stone. Detached garage.

**Detached Garage:**

21'11" x 10'5" (6.7 x 3.2)

With roller door, power points and strip lighting. Pedestrian side door.

**Agent: Daniel Henry (Limavady)**

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