

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Limavady)**
 32 Market Street Limavady BT49 0AA
 Tel. 028 7776 2558
 limavady@danielhenry.co.uk
 www.danielhenry.co.uk

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Daniel Henry
 ESTATE AGENTS

Offers around
 £295,000

FOR SALE



104 Bolea Road, Limavady, BT49 0QU

- Detached House with Detached Garage
- 5 Bedrooms/3 Receptions/4 Bathrooms
- UPVC Double Glazed Windows & External Doors
- Oil Fired Central Heating
- Fitted Security Alarm System
- Stoned Driveway Leading to Parking for a Number of Vehicles
- Large Mature Garden Surrounds Property
- Beautiful Countryside Location with Easy Commuting to Limavady



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THE PROPERTY COMPRISES:

DESCRIPTION:

This detached family home is set in a beautiful semi-rural location along the Bolea Road, just a short 5 minute drive to Limavady Town Centre and also only a short drive to Coleraine. The property occupies a large site extending to circa 0.75 acres bordered by mature native Irish evergreen hedging, also with a range of mature trees and bushes. This would make an excellent family home with the exceptional level of accommodation on offer to include five bedrooms, three receptions and four bathrooms which have all been maintained to a very good standard by the current owners. The property benefits from a large garage with rear store and storage. We as the selling agents recommend early inspection.

LOCATION:

Leaving Limavady along the Killane Road, take right onto the Bolea Road. Continue along this road until you reach the crossroads and go straight ahead. Proceed a short distance and number 104 is situated on the left hand side.

ACCOMMODATION TO INCLUDE:

Entrance Porch:

7'10" x 4'11" (2.4 x 1.5)
with wooden flooring.

Hallway:

13'5" x 7'6" (4.1 x 2.3)
with wooden flooring, under-stair storage.

Lounge:

15'5" x 13'9" (4.7 x 4.2)
having feature floor to ceiling reclaimed brick fireplace with Oak over-mantle and tiled hearth, multi-fuel stove, double glazed doors through to:

Kitchen/Dining (L-Shaped):

25'7" x 13'9" (7.8 x 4.2)
(at widest points) with a range of Oak eye and low level units, matching worktop, tiled around units, stainless steel sink unit, pelmet over window, feature reclaimed brick alcove with space for 1100 cooker, extractor fan, space for American fridge/freezer, feature glass display units and wine display rack, UPVC patio doors to paved patio area, tiled flooring to kitchen area/wooden flooring to dining area.

Snug:

11'1" x 7'6" (3.4 x 2.3)
with tiled flooring.

Utility Room (L-Shaped):

10'5" x 8'10" (3.2 x 2.7)
with eye level units, matching worktop, plumbed for automatic washing machine, space for tumble dryer, larder cupboard/pantry, tiled flooring.

Separate W.C.:

10'5" x 3'7" (3.2 x 1.1)
with low flush w.c., pedestal wash hand basin, part tiled walls, tiled flooring.

Family Room:

12'1" x 11'5" (3.7 x 3.5)
with feature wood panelling.

Staircase to first floor landing:

with point for wall light, UPVC sliding doors to spacious balcony area.

Master Bedroom (1):

14'1" x 13'9" (4.3 x 4.2)
with t.v. point, point for wall light. EN-SUITE: 1.8m x 1.6m having fully tiled shower cubicle with electric shower, pedestal wash hand basin, low flush w.c., extractor fan, Pine ceiling, part tiled walls, tiled flooring.

Bedroom (2):

13'5" x 9'10" (4.1 x 3.0)
with t.v. point, wood effect laminate flooring.

Bedroom (3):

13'9" x 11'9" (4.2 x 3.6)
with wood effect laminate flooring.

Bathroom:

11'9" x 9'10" (3.6 x 3.0)
with four piece suite comprising of corner bath with shower attachment, wash hand basin with low level vanity unit, low flush w.c., fully tiled shower cubicle with electric shower. Also having extractor fan, Pine ceiling with down-lighters, part tiled walls, tiled flooring.

Staircase to Second Floor Landing

with access to storage.

Bedroom (4):

12'9" x 8'6" (3.9 x 2.6)
with wood effect laminate flooring, built-in wardrobe, Velux window.

Bedroom (5):

17'8" x 12'5" (5.4 x 3.8)
(at widest points) with wood effect laminate flooring, built-in wardrobe, Velux window.

Shower Room:

5'6" x 4'11" (1.7 x 1.5)
having fully tiled shower cubicle with electric shower, wash hand basin with low level vanity unit, Velux window, tiled flooring.

EXTERIOR FEATURES:

Mature garden laid in lawn to front, side and rear, bordered by native Irish evergreen hedging and with a range of mature trees, plants and bushes. Paved patio areas to side and rear. Outside light and tap.

Commanding views to the rear over the surrounding countryside.

Detached Garage:

25'3" x 19'8" (7.7 x 6.0)
with roller door, power points and lighting, worktop and storage units, access to first floor storage.

Store to rear of garage.

ANNUAL RATES:

£1814.48 as at 15/05/2023.

