

TO LET



142 Carrowclare Road, Limavady, BT49 9EB

- Semi-detached House
- Lounge/Kitchen/Utility/2 Bedrooms/Bathroom
- Hardwood Double Glazed Windows
- Dual Central Heating
- Stoned Driveway Leading to Stoned Rear Yard
- Semi-rural Location with Easy Commuting to Limavady/Coleraine
- Unspoilt Views to the Front of Lough Foyle and Donegal
- Deposit £650.00
- Available 8th June 2023



DESCRIPTION:

This attractive semi-detached property is situated in an excellent location along the coastal route with commanding views overlooking Lough Foyle and Donegal. The property offers well laid out accommodation and benefits from a spacious enclosed garden to front and rear. This is an ideal property for someone wanting that semi-rural setting yet within easy commuting distance to both Limavady and Coleraine.

LOCATION:

Leaving Limavady along the Seacoast Road, continue for a couple of miles and take left onto the Lomond Road. Continue to the end of this road and turn right onto the Carrowclare Road. Travel along this road for about 150 yards and number 142 is situated on the right hand side.

ACCOMMODATION TO INCLUDE:

Entrance Hall

Lounge:

17'8" x 14'9" (5.4 x 4.5)

having stone fireplace with tiled hearth, back boiler, dimmer switch, points for wall lights, coving around ceiling and centre piece, wood effect laminate flooring, unspoilt views of Lough Foyle and Donegal.

Kitchen:

12'1" x 9'6" (3.7 x 2.9)

with a range of eye and low level units, matching worktop, tiled around units, stainless steel sink unit, cooker point, space for fridge/freezer, plumbed for dishwasher, feature glass display unit, cushion flooring, glazed door through to:

Utility Room:

11'1" x 7'2" (3.4 x 2.2)

with eye and low level units, matching worktop, plumbed for automatic washing machine, feature glass display unit, cushion flooring.

Bathroom:

6'10" x 5'6" (2.1 x 1.7)

with three piece suite comprising of fitted bath with electric shower overhead, pedestal wash hand basin, low flush w.c. Also having fully tiled walls, cushion flooring.

3/4 turn staircase to first floor landing

with shelved hot-press.

Bedroom (1):

14'9" x 8'6" (4.5 x 2.6)

Bedroom (2):

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

EXTERIOR FEATURES:

Stoned driveway leading to spacious rear yard with car parking for a number of vehicles.

ANNUAL RATES:

£522.12 as at 17/02/23.

Agent: Daniel Henry (Limavady)

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. 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.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. 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.
8. 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.

www.danielhenry.co.uk
www.propertypal.com

