

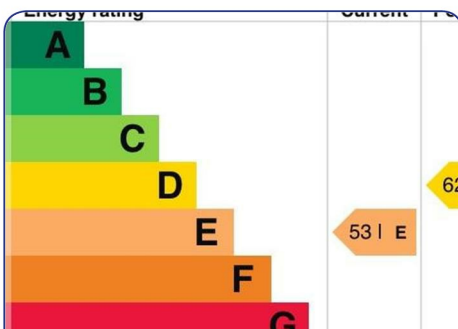
£84,950

**FOR SALE**



17 Glenview Drive, Limavady, BT49 0RZ

- End-Terrace House
- Lounge/Kitchen-Dining/3 Bedrooms/2 Bathrooms
- UPVC Double Glazed Windows
- Solid Fuel Central Heating
- Enclosed Garden to the Front & Rear
- Off-Street Parking to Rear
- Within Walking Distance of Local Amenities
- Ideal for First Time Buyers & Investors



## DESCRIPTION:

End-Terrace house situated in the Glens Housing Estate. This property enjoys an enclosed corner site and offers well laid out family accommodation with the benefit of off-street parking to the rear. This would make an ideal first time/investment purchase. Viewing is strictly by appointment only.

## LOCATION:

Leaving Limavady along Irish Green Street, continue straight ahead at the main roundabout just before the Grammer School. Take the first left into the Glens and proceed along this road for a short distance. Number 17 is situated on the right hand side.

## ACCOMMODATION TO INCLUDE:

### Entrance Hall:

### Separate W.C.:

with low flush w.c., wash hand basin, tiled flooring.

### Lounge:

19'5 x 12'9 (5.92m x 3.89m)

having wooden fireplace with cast iron inset and tiled hearth.

### Kitchen/Dining:

19'5 x 8'10 (5.92m x 2.69m)

with a range of eye and low level units, matching worktop, tiled around units, stainless steel sink unit, plumbed for automatic washing machine, tiled flooring.

### Staircase to first floor landing

### Bedroom (1):

11'6 x 8'9 (3.51m x 2.67m)  
with built in wardrobes.

### Bedroom (2):

10'3 x 9'10 (3.12m x 3.00m)  
with built in wardrobes.

### Bedroom (3):

11'3 x 8'11 (3.43m x 2.72m)  
with built in wardrobes.

### Bathroom:

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

## EXTERIOR FEATURES:

Small enclosed garden to front of property.

Enclosed concrete rear yard for off-street car parking. Vegetable Patch. Outside light & tap.

## ANNUAL RATES:

£620.82 as at 14/02/2022.

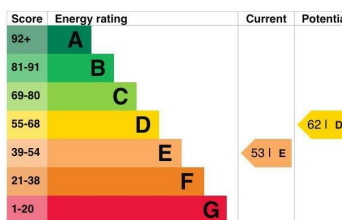
**Agent: Daniel Henry (Limavady)**

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk



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