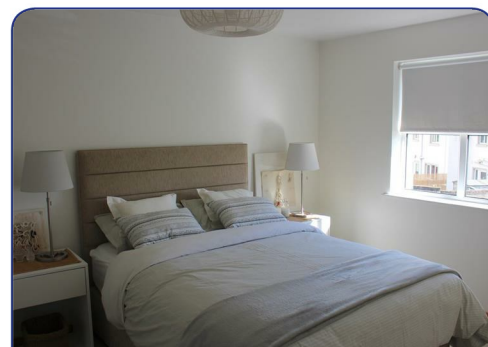
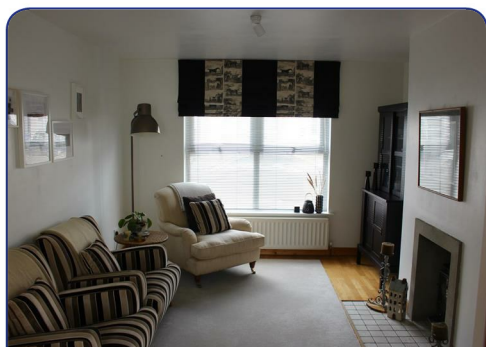


TO LET



7 Drumachose Mews, Limavady, BT49 0UJ

- End Terraced Home
- 3 Bedrooms / Kitchen / Lounge
- Oil Fired Central Heating
- UPVC Double Glazing
- Superb Decorative Order Throughout
- Close to Local Amenities
- Excellent Residential Location
- No Pets/Professionals Only
- £750 Deposit



### Location:

Leaving Limavady along Irish Green Street at the mini-roundabout take left onto the Greystone Road proceed along the road, just past the Leisure Centre on the right-hand-side take next left into Drumachose Mews, at the end of this drive take left and No.7 is situated immediately on the left hand side.

### Description:

This 3 bed end terrace built in recent times is a well appointed family home noted for its close proximity to all local amenities. Offering well laid out family accommodation. Viewing is by appointment with undersigned agent.

### Ground Floor Accommodation:

#### Hallway:

17'8" x 5'10" (5.4 x 1.8)  
Semi solid oak flooring.

#### Lounge:

14'1" x 9'10" (4.3 x 3.0)  
Semi solid oak flooring. Wood burning stove with tiled hearth.

#### Kitchen:

8'2" x 7'10" (2.5 x 2.4)  
Fitted with a range of eye and low level units with matching work top. Under unit lighting. Stainless steel sink unit. Built in hob and oven. Extractor fan and light. Plumbed for dishwasher. Tiled flooring. Pine panelled walls.

#### Dining Room:

11'5" x 11'1" (3.5 x 3.4)  
Semi solid oak flooring. Built in shelving.

**Agent: Daniel Henry (Limavady)**

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk

### First Floor Accommodation:

Pine balustrade staircase leading to first floor.

#### Bedroom 1:

12'1" x 9'10" (3.7 x 3.0)  
Built in white wardrobes.

#### Bedroom 2:

11'5" x 9'2" (3.5 x 2.8)  
With a fitted wash hand basin.

#### Bedroom 3:

8'2" x 7'10" (2.5 x 2.4)

#### Bathroom:

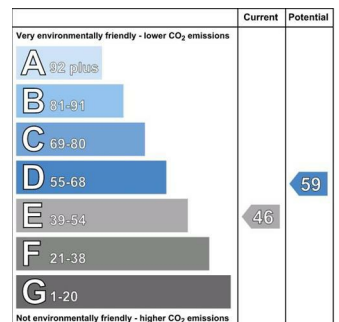
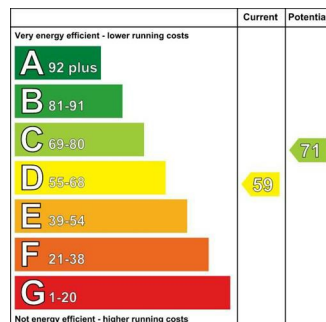
8'2" x 7'6" (2.5 x 2.3)  
Four piece suite comprising a white bath, electric shower over bath, Low Flush W.C. and pedestal wash hand basin. Extractor fan. Cushion flooring. Part tiled walls.

### Exterior Features:

Private enclosed rear garden laid in pavia.

### Annual Rates:

Estimated Annual Rates: £870.20 (March 2023)



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. Certain aspects may be changed since 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](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)

