

£240,000

FOR SALE



21 Killane Road, Limavady, BT49 0DJ

- Detached Bungalow with Attached Garage
- Lounge/Kitchen/Dining/3 Bedrooms/2 Bathrooms
- UPVC Double Glazed Windows & External Doors (Except Sliding Doors)
- Oil Fired Central Heating
- Private Enclosed Rear Garden
- Tarmac Driveway
- Outside Storage
- Spacious Mature Site in Well Sought After Location



DESCRIPTION:

Superbly appointed detached bungalow with garage situated just on the edge of Limavady Town Centre. This home offers well out family accommodation to include three bedrooms and two receptions. To the rear is a private mature garden laid in lawn with a variety of small trees and bushes. Properties within this location rarely come to the market and needs to be viewed to appreciate what it has to offer.

LOCATION:

Travelling along Limavady main street, continue to the roundabout at Tesco's and proceed straight ahead. Continue a short distance and take the slip road on the left leading to Killane Road. Number 21 is situated a short distance along on the right hand side.

ACCOMMODATION TO INCLUDE:

Tiled Entrance Porch

8'6" x 3'3" (2.6 x 1.0)

Lounge:

15'8" x 11'9" (4.8 x 3.6)

having stone fireplace with tiled hearth, points for wall lights.

Kitchen:

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

with eye and low level units, matching worktop, tiled around units, stainless steel sink unit, Aga cooker (not tested), extractor fan, larder cupboard, cushion flooring.

Dining Room:

16'4" x 10'5" (5.0 x 3.2)

with sliding Aluminium doors.

Utility Room:

10'5" x 7'6" (3.2 x 2.3)

with eye and low level units, matching worktop, plumbed for automatic washing machine, space for tumble dryer, storage cupboard, cushion flooring.

Separate W.C.:

5'2" x 3'11" (1.6 x 1.2)

with low flush w.c., pedestal wash hand basin, part tiled walls, Chrome heated towel rail, tiled flooring.

Bedroom (1):

13'1" x 8'10" (4.0 x 2.7)

with built-in wall-to-wall mirrored slide-robos, built-in wardrobe.

Bedroom (2):

13'5" x 11'1" (4.1 x 3.4)

Bedroom (3):

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

with built-in wardrobe.

Bathroom:

12'1" x 6'6" (3.7 x 2.0)

with four piece suite comprising of fitted bath with shower attachment, pedestal wash hand basin, low flush w.c., fully tiled shower cubicle with Thermostat shower. Also having part tiled walls, cushion flooring.

EXTERIOR FEATURES:

Spacious site with garden to front of property laid in lawn, bordered by mature hedging.

Enclosed rear garden laid in lawn with assortment of mature trees and bushes. Garden stores. Outside light & tap.

Attached Garage

ANNUAL RATES:

£1581.85 as at 26/09/23.

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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