



## 7 Mill Park Limavady, BT49 0QD



Located in the popular Mill Park, Bolea, Just 3 miles from Limavady, this very well presented 3 bedroom property is a perfect family home.

Offering excellent living accommodation, storage and outdoor space this property is sure to appeal to a wide range of first time buyers or investors alike.

- 3 LARGE BEDROOMS
- 2 BATHROOMS
- EXCELLENT STORAGE
- PRIVATE REAR GARDEN
- TRANQUIL LOCATION
- OFCH

**Asking price No Price**

### Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.



# 7 Mill Park

LIMAVADY



This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Northern Ireland** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Homepage Estate Agents  
 Tel: 08000465102 | Email: info@clickhomepage.online  
 www.clickhomepage.online

