

£132,500

FOR SALE



1 Ritters Court, Limavady, BT49 9EJ

- End Terrace Town House
- Lounge/Kitchen/3 Bedrooms/Bathroom
- UPVC Double Glazed Windows
- Oil Fired Central Heating
- Fully Redecorated Throughout
- Newly Sprayed Kitchen
- Enclosed Rear Garden
- Close to Town Centre



Description:

Superbly situated three bedroom house located on the edge of Limavady town centre offering all the luxuries of modern living. These houses have been finished to an excellent specification including oil heating systems. Viewing is by appointment only with the undersigned agent.

Location:

Leaving Limavady along Catherine Street, take a left onto the Roe Mill Road. Travel along this road for 0.5 mile and No.1 Ritters Court is situated on the left hand side.

Ground Floor Accommodation:

Entrance Hall:

Cloak room.

Lounge:

14'1" x 12'5" (4.3 x 3.8)

Fitted fireplace with cast iron inset with tiled hearth. Coving around ceiling. Carpet flooring. Recessed low voltage down lights.

Kitchen:

12'5" x 12'1" (3.8 x 3.7)

Fitted with a range of beech effect eye and low level units with matching work top. Built in hob and oven. Extractor fan and light. Extractor fan. Glass display unit. Wine display unit. Tiled around units. Plumbed for dishwasher. Under stair storage.

Utility:

8'2" x 5'2" (2.5 x 1.6)

With a range of eye and low level units with matching worktop. Tiled around units. Plumbed for automatic washing machine.

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:

Bedroom 1:

14'1" x 12'5" (4.3 x 3.8)

Ensuite:

8'6" x 3'11" (2.6 x 1.2)

Fully tiled shower cubicle with electric shower. Low Flush W.C. Pedestal wash hand basin. Part tiled walls.

Bedroom 2:

9'2" x 8'10" (2.8 x 2.7)

Bedroom 3:

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

Bathroom:

8'6" x 6'6" (2.6 x 2.0)

Fully tiled shower cubicle with electric shower. Low Flush W.C. Pedestal wash hand basin. Extractor fan. Low voltage down lights

Exterior Features:

Front and side garden laid in lawn with attractive brick walling with railings attached.

Annual Rates:

Estimated Annual Rates: £856.30 (May 2021)

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

