

£149,950

FOR SALE



5 Sheascan View, Foreglen, BT47 4RP

- Semi-detached House
- Lounge/Kitchen-Dining/5 Bedrooms/2 Bathrooms
- UPVC Double Glazed Windows & External Doors
- Oil Fired Central Heating
- Enclosed Rear Garden
- Tarmac Driveway for Off-Street Car Parking
- Offers Easy Commuting to Local Town's/Cities
- Excellent First Time/Investment Purchase



DESCRIPTION:

This semi-detached house offers spacious and well laid out family accommodation. The property is currently laid out as five bedroom and one reception but could easily lend itself to a four bedroom and two reception depending on family needs. It offers easy access to Belfast/Derry/local towns and would make a great location for anyone needing to commute for work purposes.

LOCATION:

Leaving Dungiven along the Foreglen Road, proceed for approximately 3-4 miles and turn left into the village of Foreglen. Travel along this road and take the 3rd road on the right into Sheascan Park. Number 5 is situated a short distance in, on the left hand side.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

16'0" x 5'6" (4.9 x 1.7)
with telephone point, under-stair storage, part wood panelling to walls, cushion flooring, glazed door through to:

Lounge:

15'5" x 11'5" (4.7 x 3.5)
having cream painted fireplace with cast iron inset and tiled hearth, feature box window, cushion flooring.

Kitchen/Dining:

20'4" x 10'9" (6.2 x 3.3)
with a range of cream painted eye and low level units, matching worktop, under-unit lighting, stainless steel sink unit, pelmet over window with recess down-lighters, built-in hob and oven, extractor fan with light, integrated fridge/freezer, cushion flooring, UPVC patio doors to rear garden, glazed door through to:

Utility Room:

8'6" x 8'2" (2.6 x 2.5)
with low level units, matching worktop, plumbed for automatic washing machine, space for tumble dryer, tiled flooring.

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Shower Room:

7'6" x 3'11" (2.3 x 1.2)
having fully tiled shower cubicle with electric shower, pedestal wash hand basin, low flush w.c., extractor fan, part wood panelled walls, tiled flooring.

Bedroom (1):

13'1" x 11'1" (4.0 x 3.4)
with picture rail, cushion flooring.

Staircase to First Floor Landing:

with shelved hot-press.

Bedroom (2):

13'9" x 11'5" (4.2 x 3.5)

Bedroom (3):

13'9" x 10'9" (4.2 x 3.3)

Bedroom (4):

12'9" x 9'2" (3.9 x 2.8)

Bedroom (5):

12'5" x 8'10" (3.8 x 2.7)
with wood effect laminate flooring.

Bathroom:

10'5" x 8'10" (3.2 x 2.7)
with three piece suite comprising of fitted bath, pedestal wash hand basin, low flush w.c. Also having extractor fan, part tiled walls, tiled flooring.

EXTERIOR FEATURES:

Open plan garden to front of property laid in lawn.

Enclosed rear garden with stone raised water feature.

ANNUAL RATES:

£930.50 as at 29/01/2024.

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