

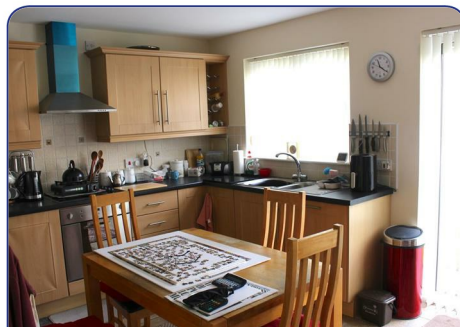
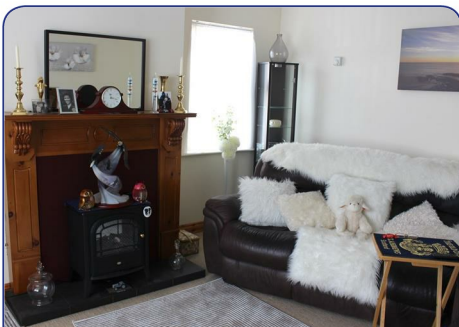
£139,950

**FOR SALE**



11 Drumsum Court, Limavady, BT49 0GT

- Semi Detached House
- Excellent Location
- Excellent Residential Location
- Close to Village Amenities
- Three Bedrooms / Kitchen / Lounge / Two Bathrooms
- Oil Fired Central Heating
- Enclosed Rear Garden



## Description:

Daniel Henry Estate Agents are delighted to bring this home to the market. Situated in the quiet village of Drumsurn, this house offers excellent family accommodation. Viewing is by appointment only with the undersigned agent.

## Location:

Approaching Drumsurn village from Limavady, continue through the village and Drumsurn Court is a small private residential development on the right hand side. Take the first left in the development and No.11 is situated on the right hand side.

## Ground Floor Accommodation:

### Hallway:

19'4" x 4'3" (5.9 x 1.3)  
Carpet flooring. Telephone point.

### Lounge:

14'9" x 14'1" (4.5 x 4.3)  
Fitted with a pine fireplace with a tiled hearth. Box window.

### Kitchen:

14'9" x 11'9" (4.5 x 3.6)  
Fitted with a range of eye and low level units with matching worktop. Tiled around units. Stainless steel sink unit. Built in hob and oven. Extractor fan and light. Tiled flooring. UPVC double doors to enclosed rear garden.

### Utility Room:

14'9" x 11'9" (4.5 x 3.6)  
Fitted with a range of low level units with matching worktop. Stainless steel sink unit. Plumbed for automatic washing machine. Tiled flooring.

**Agent:** *Daniel Henry (Limavady)*

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## Separate W.C.

Low Flush W.C. Pedestal wash hand basin. Tiled flooring.

## First Floor Accommodation:

### Bedroom 1:

16'4" x 9'10" (5.0 x 3.0)  
Carpet flooring.

### En-suite:

8'2" x 5'10" (2.5 x 1.8)  
Fully tiled shower cubicle with electric shower. Low Flush W.C. Pedestal wash hand basin. Extractor fan. Cushion flooring. Part tiled walls.

### Bedroom 2:

12'9" x 7'10" (3.9 x 2.4)  
Laminate flooring.

### Bedroom 3:

10'2" x 7'6" (3.1 x 2.3)  
Carpet flooring.

### Bathroom:

10'2" x 6'10" (3.1 x 2.1)  
Fitted with a white bath, pedestal wash hand basin and Low Flush W.C. Fully tiled shower cubicle with electric shower. Extractor fan. Cushion flooring. Part tiled walls.

## Exterior Features:

Parking to the side of the property on stone driveway. Enclosed rear garden laid in lawn.

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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.

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