

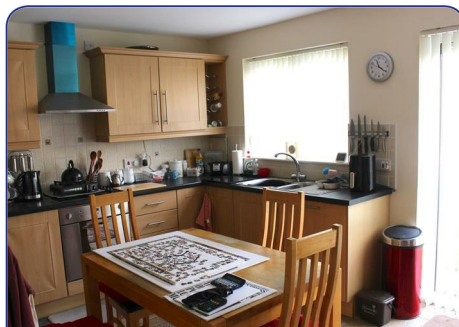
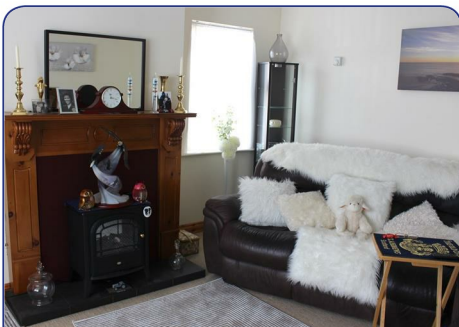
£139,950

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.

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.
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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. Certain aspects may be changed since 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.

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