

£130,000

FOR SALE



217 Mount Eden, Limavady, BT49 0TT

- Detached Bungalow - Leasehold Tenure
- Lounge/Kitchen-Dining/3 Bedrooms/Bathroom
- Double Glazed Windows
- In Need of Cosmetic Improvement
- Enclosed Rear Garden
- Tarmac Driveway for Off-Street Parking
- Excellent First Time/Investment Purchase
- Well Sought After Residential Location



PUBLIC NOTICE:

217 MOUNT EDEN, LIMAVADY, BT49 0TT

We are acting in the sale of the above property and have received an offer of £142,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating: E50

DESCRIPTION:

This detached bungalow is situated in a well sought after private residential development. The property offers spacious and well laid out family accommodation which is in need of cosmetic improvement. This would make an excellent first time purchase but would also lend itself as an excellent investment.

LOCATION:

Travelling along the Edenmore Road, go straight ahead at the first mini roundabout. Continue to the next mini roundabout and turn right into Mount Eden. Proceed to the end of the road and turn left. Take the next right turn and number 217 is situated on the left hand side.

ACCOMMODATION TO INCLUDE:**Entrance Hall:**

with telephone point, built-in cloaks, dimmer switch, wood flooring.

Lounge:

16'4" x 12'1" (5.0 x 3.7)

having Pine fireplace with cast iron inset and tiled hearth.

Kitchen/Dining:

13'5" x 12'5" (4.1 x 3.8)

with eye and low level units, matching worktop, tiled around units, stainless steel sink unit, space for cooker, extractor fan with light, wine and plate display racks, tiled flooring, patio doors to rear garden.

Utility Room:

10'2" x 4'11" (3.1 x 1.5)

with low level units, tiled around units, stainless steel sink unit, plumbed for automatic washing machine, tiled flooring.

Bedroom (1):

14'1" x 10'9" (4.3 x 3.3)

with built-in mirrored slide-robos, wood effect laminate flooring.

Bedroom (2):

11'5" x 9'10" (3.5 x 3.0)

with wood effect laminate flooring.

Bedroom (3):

10'5" x 10'2" (3.2 x 3.1)

with built-in wardrobe.

Bathroom:

8'6" x 7'2" (2.6 x 2.2)

with four piece suite comprising of fitted bath with shower attachment, wash hand basin with low level vanity unit, low flush w.c., fully tiled shower cubicle with electric shower. Also having extractor fan, fully tiled walls, tiled flooring.

EXTERIOR FEATURES:

Open plan garden to front of property laid in lawn.

Enclose rear garden.

ANNUAL RATES:

£930.50 as as 06/03/2024.

LEASEHOLD DETAILS:

The lease is for a term of 10,000 years from 28 July 1978 at a yearly ground rent of five pence.

There are 9974 years left to run on the lease.

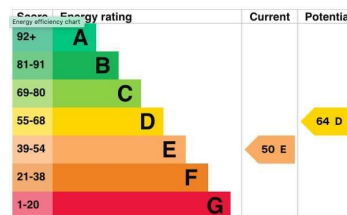
Agent: Daniel Henry (Limavady)

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk



Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

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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. 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.
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