



## 29 Lilac Avenue Limavady, BT49 0HS



Homepage Estate Agents are delighted to welcome this very well presented 3 bedroom home in Aghanloo, Limavady.

This family home has been tastefully modernised throughout and benefits from spacious living accommodation with three well proportioned bedrooms and a family bathroom.

This modernisation includes New kitchen, bathrooms, utility, flooring, tiling & painting throughout.

Due to the excellent location and condition internally this property is sure to attract lots of interest from first time buyers and investors alike.

- 3 BEDROOMS
- END TERRACE
- FULL MODERNISATION THROUGHOUT
- NEW HEATING SYSTEM
- PRIVATE ENCLOSED REAR GARDEN

**Asking price £134,950**

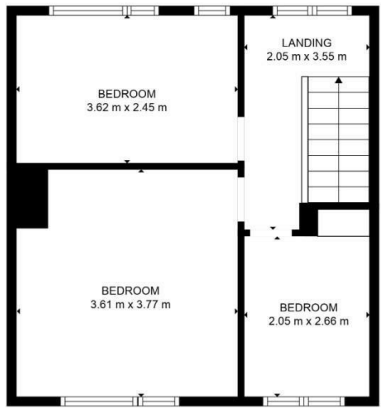
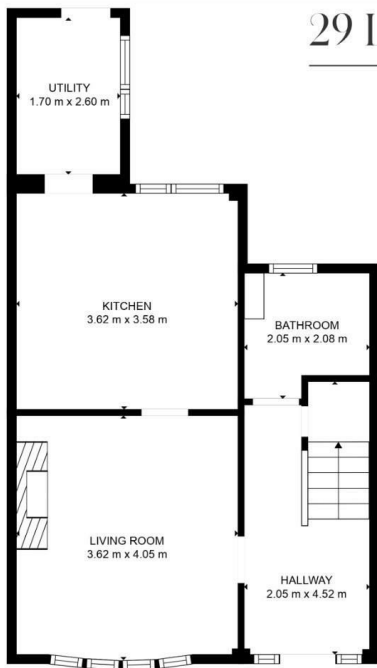
### Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.



# 29 Lilac Avenue

LIMAVADY



FLOOR 1

FLOOR 2

This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and some measurements are taken to widest point.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Northern Ireland</b>		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.