

£129,950

FOR SALE



9 Grannagh Park, Limavady, BT49 0JR

- Semi-detached Bungalow with Detached Garage
- Lounge/Kitchen-Dining/3 Bedrooms/Bathroom
- UPVC Double Glazed Windows & External Doors
- Oil Fired Central Heating
- Enclosed Front & Rear Garden
- Tarmac Driveway
- Well Sought After Residential Location
- Excellent First Time/Investment Purchase



DESCRIPTION:

This three bedroom semi-detached bungalow is located within a well sought after residential location. It offers well laid out accommodation which would be ideal for first time buyers and investors alike. It benefits from an enclosed garden, detached garage and driveway for off-street parking. The property is within 5 minutes driving distance of Limavady Town Centre.

LOCATION:

Leaving Limavady along the A2 Ballykelly Road, continue along this road until the roundabout, taking left onto the Windyhill Road. Continue on this road until the mini-roundabout and take left onto the Dowland Road. Take the third right turn into Grannagh Park and number 9 is situated on the right hand side.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

with telephone point, shelved hot-press, tiled flooring.

Lounge:

14'9" x 14'1" (4.5 x 4.3)

having wood painted fireplace with tiled inset and hearth, coving around ceiling, solid wood flooring.

Kitchen/Dining:

14'1" x 10'5" (4.3 x 3.2)

with a range of eye and low level units, matching worktop, tiled around units, stainless steel sink unit, cooker point, space for fridge/freezer, plumbed for dishwasher, feature glass and corner display units, recess lighting to ceiling, cushion flooring.

Bedroom (1):

11'9" x 9'10" (3.6 x 3.0)

with wall-to-wall fitted mirrored slide-robres, cushion flooring.

Bedroom (2):

10'9" x 10'2" (3.3 x 3.1)

with built-in wardrobe, wood effect laminate flooring.

Bedroom (3):

10'9" x 8'6" (3.3 x 2.6)

with built-in wardrobe, wood effect laminate flooring.

Bathroom:

7'10" x 7'6" (2.4 x 2.3)

with four piece suite comprising of fitted bath, wash hand basin with low level vanity unit, low flush w.c., UPVC panelled shower cubicle with electric shower. Also having extractor fan, feature Bluetooth mirror, tiled flooring.

EXTERIOR FEATURES:

Garden to front laid in lawn, enclosed by wall and wooden fencing.

Spacious garden to rear laid in lawn and enclosed by wooden fencing.

Garden Store. Covered area for storage.

Garage:

20'11" x 11'1" (6.4 x 3.4)

with roller door, pedestrian side door.

ANNUAL RATES:

£833.34 as at 14/05/2024.

Agent: Daniel Henry (Limavady)

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk

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