

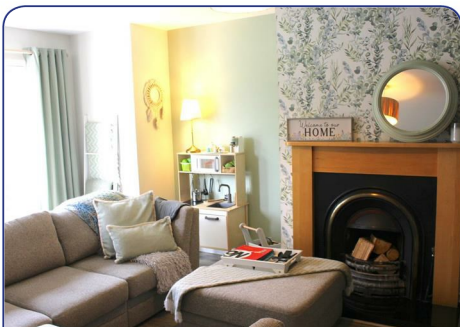
£154,950

FOR SALE



8 The Arches, Londonderry, BT47 4UL

- Semi Detached House
- 3 Bedrooms / Kitchen / Lounge
- Excellent Residential Location
- Close to Local Town Amenities
- Oil Fired Central Heating
- uPVC Double Glazing
- Well Maintained Throughout



Description:

Daniel Henry Estate Agents are delighted to bring this well presented, three bedroom semi detached home to the market. Situated in the quiet residential area of the Arches, this property is sure to attract a-lot of interest. Early viewing is recommended to appreciate all that this house has to offer. Viewing is strictly by appointment only with the undersigned agent.

Location:

Entering Dungiven from Limavady along the Ballyquinn Road, continue past the 30 mph signs and take the first left into The Arches. Proceed a short distance through the development and turn right. Number 8 is situated on the right hand side.

Ground Floor Accommodation:

Hallway:

19'8" x 6'2" (6.0 x 1.9)
Tiled flooring. Telephone point.

Lounge:

14'9" x 11'9" (4.5 x 3.6)
Wooden fireplace with tiled inset and tiled hearth. Box window. Laminate flooring.

Kitchen:

13'1" x 13'1" (4.0 x 4.0)
Fitted with a range of eye and low level units with matching worktop. Tiled around units. Stainless steel sink unit. Built in oven and induction hob. Extractor fan and light. Plumbed for dishwasher. Glass display unit. Pelmet over window with down lights. Tiled flooring.

Utility:

8'10" x 4'9" (2.7 x 1.45)
Fitted with a range of low level units with matching worktop. Stainless steel sink unit. Tiled around units. Plumbed for automatic washing machine. Ducted for tumble dryer. Tiled flooring.

Agent: *Daniel Henry (Limavady)*

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Separate W.C.

5'10" x 2'7" (1.8 x 0.8)

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

First Floor Accommodation:

Bedroom 1:

17'0" x 9'6" (5.2 x 2.9)
Carpet flooring.

En-suite:

8'2" x 2'11" (2.5 x 0.9)

Fully tiled shower cubicle with electric shower. Low Flush W.C. Pedestal wash hand basin. Tiled flooring.

Bedroom 2:

11'1" x 10'9" (3.4 x 3.3)
Laminate flooring.

Bedroom 3:

10'5" x 8'6" (3.2 x 2.6)
Laminate flooring.

Bathroom:

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

Consisting of a fitted white bath, pedestal wash hand basin and Low Flush W.C. Fully tiled shower cubicle with thermostatic shower. Extractor fan. Tiled flooring.

Exterior Features:

Small front garden laid in lawn. Stone driveway to the side of the property. Enclosed rear garden laid in lawn with paved area.

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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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4. The photographs appearing in these particulars show only certain parts of the property at the time when 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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