

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Waterside)
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 02871347539
 waterside@danielhenry.co.uk
 www.danielhenry.co.uk



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.
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.
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.

www.danielhenry.co.uk
www.propertypal.com

Daniel Henry
 ESTATE AGENTS

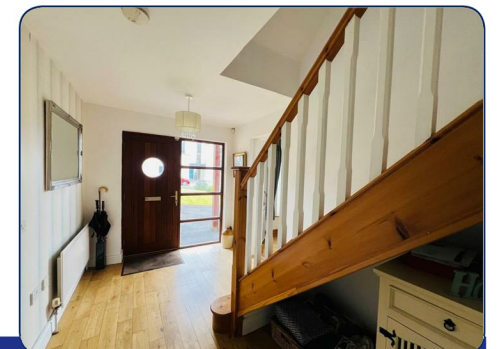
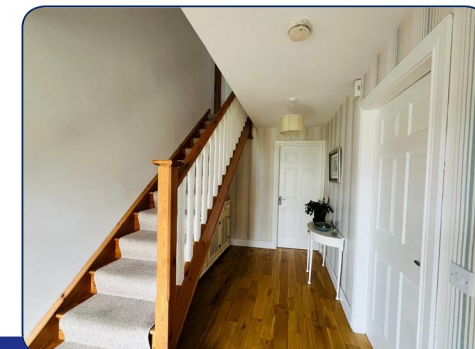
£637,500

FOR SALE

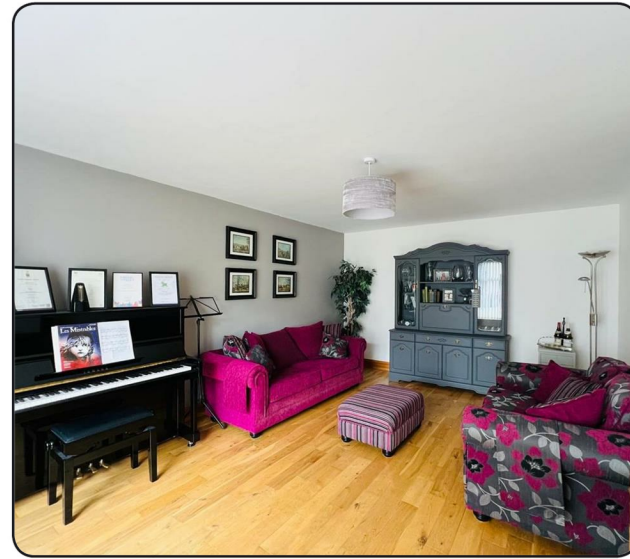


14 Rosswater, Limavady Road, BT47 6YR

- DETACHED 3 STOREY HOUSE
- 4 BEDROOM/3 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT (except velux)
- SECURITY SYSTEM INSTALLED
- LAWN TO FRONT
- TARMAC DRIVEWAY
- CUL-DE-SAC LOCATION
- GARAGE
- EPC RATING -



www.danielhenry.co.uk • 34 Spencer Road, Londonderry, BT47 6AA • 02871347539



ACCOMMODATION

HALLWAY

Having wooden floor.

LOUNGE

18'4" x 12'2" (5.59m x 3.71m)

Having wooden floor.

FAMILY ROOM

22'3" x 12'11" into bay (6.78m x 3.94m into bay)

Having attractive fireplace with multi fuel burner, wooden floor, open plan to Kitchen.

KITCHEN

21' x 14'6" (6.40m x 4.42m)

Range of eye and low 'Scavolini' kitchen units, 1 1/2 bowl stainless steel sink unit with mixer taps, built in oven and microwave, integrated dishwasher, space for American style fridge / freezer, wine rack, centre island with storage and bin units, 5 ring gas hob, stainless steel extractor hood, breakfast bar, recessed lighting, tiled floor, double doors to Sun room.

SUN ROOM

13' x 11' (3.96m x 3.35m)

Having wooden floor, French doors to patio area.

UTILITY ROOM

9' x 8'5" (2.74m x 2.57m)

Having eye and low level units, single drainer stainless steel sink unit, plumbed for washing machine, space for tumble dryer and freezer, tiled floor.

GUEST WHB & WC

Having storage cupboard and tiled floor.

FIRST FLOOR

BRIGHT LANDING

BEDROOM 2

19' x 12'11" into bay (5.79m x 3.94m into bay)

EN-SUITE

Comprising fully tiled walk in shower, whb and wc, tiled floor.

BEDROOM 3

18'4" x 12'2" (5.59m x 3.71m)

BEDROOM 4

14'6" x 13' (4.42m x 3.96m)

BATHROOM

Comprising bath with mixer and hand shower attachment to taps, whb and wc, recessed lighting, fully tiled walls and floor.

SECOND FLOOR

LANDING

Having airing cupboard and two storage cupboards.

MASTER BEDROOM

27'2" x 13' wp (8.28m x 3.96m wp)

Having porthole feature window.

DRESSING AREA

Having walk in wardrobe.

EN-SUITE

Comprising tiled walk in shower, 'His and Her' wash hand basins set in vanity unit, wc, chrome radiator, tiled floor.

EXTERIOR FEATURES

Neat lawn to front.

Tarmac driveway leading to garage.

Secluded paved patio area to rear with shrub border.

Brick barbecue area.

GARAGE

22'10" x 9'8" (6.96m x 2.95m)

Having roller door, light and power points, PVC side window.

ESTIMATED ANNUAL RATES

£3278.04 (JUNE 2024)

