

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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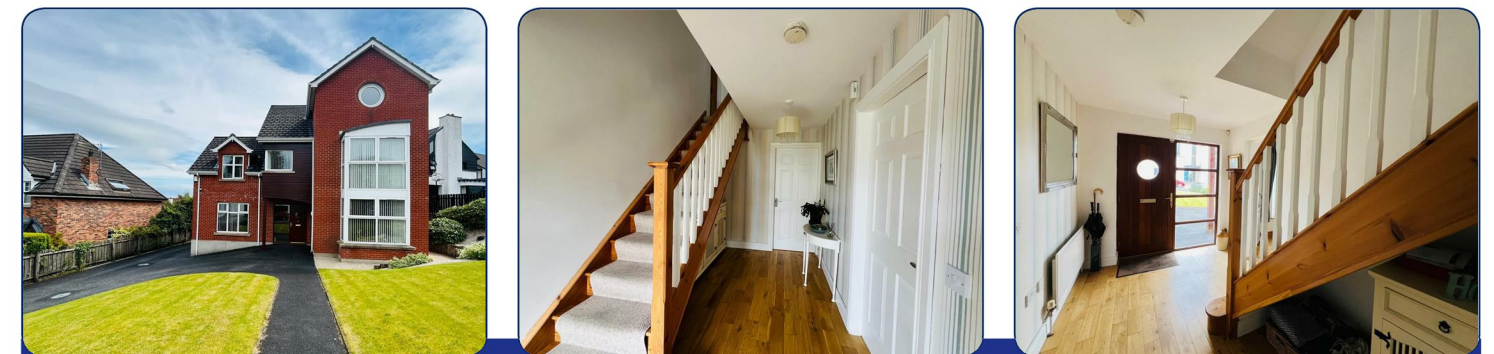
Daniel Henry
ESTATE AGENTS

£637,500

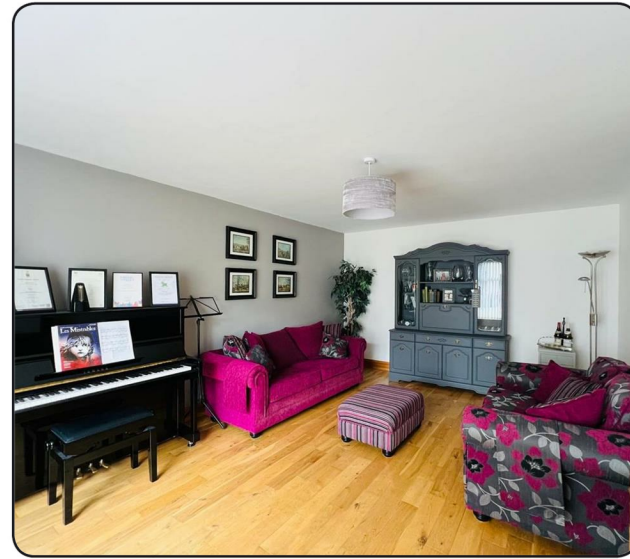


14 Rosswater, Limavady Road, BT47 6YR

- IMPRESSIVE 3000 SQ FT HOME
- 4 BEDROOM/3 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS THROUGHOUT (except velux)
- SECURITY SYSTEM INSTALLED
- NEATLY MANICURED LAWN
- TARMAC DRIVEWAY
- CUL-DE-SAC LOCATION
- GARAGE
- EPC RATING -



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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)

