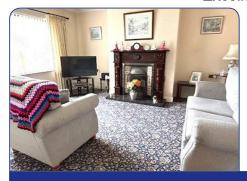


£179,950



44 Meadowvale Park, Limavady, BT49 0NU

- · Semi-detached House & Detached Garage
- Lounge/Kitchen-Dining/Four Bedrooms/Bathroom
- Oil Fired Central Heating
- UPVC Double Glazed Windows & External Doors
- UPVC Fascia & Soffit
- Enclosed Garden to Front & Rear
- Tarmac Driveway
- Excellent Residential Location







DESCRIPTION:

This semi-detached home is located in one of Limavady's most sought after residential locations, within a quiet culde-sac. The property offers well laid out family accommodation which has been maintained to a very good standard by the current owners. With four bedrooms, private rear garden and detached garage, this would make an excellent family home. Viewing comes highly recommended and is by appointment only with the agent.

LOCATION:

Leaving Limavady along Church Street, take right at the roundabout, onto the Scroggy Road. Continue to the next roundabout and proceed straight ahead. Take the third turn on the left into Meadowvale Park and then take first left. Number 44 is situated on the right hand side.

ACCOMMODATION TO INCLUDE:

Entrance Porch:

6'6" x 6'2" (2.0 x 1.9) with power point, tiled flooring.

Hallway:

12'1" x 6'2" (3.7 x 1.9)

Lounge:

15'1" x 13'1" (4.6 x 4.0)

having Mahogany fireplace with cast iron inset and tiled hearth, coving around ceiling, dimmer switch, telephone point.

Kitchen/Dining:

16'4" x 10'5" (5.0 x 3.2)

with eye and low level units, tiled around units, under-unit lighting, stainless steel sink unit, built-in hob and oven, extractor fan with light, built-in fridge/freezer, feature glass and corner display units, coving around ceiling, strip lighting, tiled flooring.

Agent: Daniel Henry (Limavady)

32 Market Street Limavady BT49 0AA Tel. 028 7776 2558 limavady@danielhenry.co.uk www.danielhenry.co.uk

Bedroom (1):

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

Bathroom:

7'6" x 6'10" (2.3 x 2.1)

with four piece suite comprising of fitted bath with shower attachment, pedestal wash hand basin, low flush w.c., uPVC panelled shower cubicle with electric shower. Also having part tiled walls, tiled flooring.

3/4 turn staircase to first floor landing:

with shelved hot-press.

Bedroom (2):

11'5" x 10'5" (3.5 x 3.2) with built-in wardrobe.

Bedroom (3):

8'10" x 7'10" (2.7 x 2.4)

Bedroom (4):

12'1" x 8'2" (3.7 x 2.5) with built-in wardrobe.

EXTERIOR FEATURES:

Garden to front of property laid in lawn with ornamental tree and enclosed by wall.

Private enclosed rear garden laid in lawn.

Detached Garage:

20'0" x 11'9" (6.1 x 3.6)

with roller door, power points and strip lighting, over-head storage, built-in shelving, plumbed for automatic washing machine, oil fired burner, pedestrian side door.

ANNUAL RATES:

£931.38 as at 05/07/24.

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.
- 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.
 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.
- 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



