

£89,950

FOR SALE



16 Benbradagh Avenue, Limavady, BT49 0AR

- Mid Terrace House
- 3 Bedrooms / Kitchen / Lounge / Dining Room
- Oil Fired Central Heating
- Close to all Local Amenities
- Ideal First Time or Investment Purchase



**Location:**

Leaving Limavady along Irish Green St past St Marys school, take a left into Benevenagh Drive and then immediate right into Benbradagh Avenue. No. 16 is situated directly in front of you.

**Description:**

Mid - terrace three bedroom home conveniently situated to local amenities. This property benefits from having two reception rooms and a good sized kitchen. Viewing is by appointment only with the undersigned agent.

**Ground Floor Accommodation:****Hallway:**

Tiled flooring.

**Lounge:**

13'1" x 11'1" (4.0 x 3.4)

Including brick fireplace with back boiler. Tiled hearth. Coving around Ceiling.

**Kitchen:**

12'1" x 9'10" (3.7 x 3.0)

With a range of eye and low level units with matching worktop, Tiled around units, Stainless steel sink units. Tiled flooring.

**Dining Room:**

14'9" x 8'6" (4.5 x 2.6)

Laminate floor.

**Rear Porch:**

4'11" x 4'3" (1.5 x 1.3)

**Separate W.C.**

4'11" x 2'7" (1.5 x 0.8)

Low Flush W.C. , Pedestal Wash hand basin. Tiled flooring.

**First Floor Accommodation:****Bedroom 1:**

10'9" x 9'10" (3.3 x 3.0)

Carpet flooring.

**Bedroom 2:**

11'5" x 9'10" (3.5 x 3.0)

Double Built in wardrobe.

**Bedroom 3:**

9'10" x 8'2" (3.0 x 2.5)

Carpet flooring.

**Bathroom:**

8'6" x 5'6" (2.6 x 1.7)

Fitted white bath with electric shower over bath, Pedestal wash hand basin, Extractor fan. Non slip flooring with fully tiled walls.

**Attic:**

Floored roof space with loft ladder. Light in attic.

**Exterior Features:**

Parking to the front of the property. Enclosed rear yard with garden shed.

**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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