

£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.

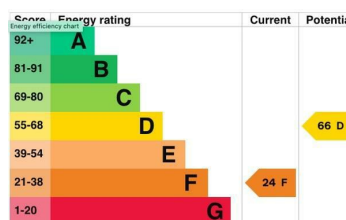
### Agent: **Daniel Henry (Limavady)**

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