

£199,950

FOR SALE



10 Boyle Avenue, Limavady, BT49 9FH

- Detached House
- 3 Bedrooms / Kitchen / Lounge
- Sought After Residential Location
- Beautifully Decorated Property
- Close to Local Town Amenities
- Gas Heating
- Tarmac Driveway



Description:

Daniel Henry Estate Agents are delighted to bring this recently built, three bedroom detached house to the market. The property has been kept in an excellent condition by the current owner and is sure to attract lots of interest. Early viewing is recommended to appreciate all that this property has to offer. Viewing is by appointment only with the undersigned agent.

Location:

Leaving Limavady along the Ballyquin Rd, at the Roe Valley Integrated School, take right into Roe Wood. Follow the road straight down and No.10 Boyle Avenue is on your right hand side.

Ground Floor Accommodation:

Hallway:

8'10" x 4'11" (2.7 x 1.5)
Tiled flooring.

Lounge:

17'4" x 11'9" (5.3 x 3.6)
Fitted with granite fireplace with electric fire and with granite hearth and granite hearth. Laminate flooring.

Kitchen:

18'0" x 14'9" (at widest points) (5.5 x 4.5 (at widest points))
Fitted with a beautiful range of eye and low level units with matching worktop and splash back. Under unit lighting. Stainless steel sink unit. Counter top induction hob. Extractor fan and light. Eye level built in ovens. Built in fridge freezer. Built in dishwasher. Built in washer / dryer. Tiled flooring. PVC double doors to enclosed rear garden.

Separate W.C.

6'10" x 3'11" (2.1 x 1.2)
Low Flush W.C. Wall mounted wash hand basin. Tiled flooring.

First Floor Accommodation:

Bedroom 1:

11'1" x 10'2" (3.4 x 3.1)
With fitted wall to wall bedroom furniture. Carpet flooring.

Ensuite:

5'6" x 5'2" (1.7 x 1.6)
Fully tiled shower cubicle with thermostatic shower. Low Flush W.C. Wall mounted wash hand basin. Extractor fan. Tiled flooring.

Bedroom 2:

9'10" x 8'10" (3.0 x 2.7)
Carpet flooring.

Bedroom 3:

10'5" x 8'6" (3.2 x 2.6)
Fitted bedroom furniture. Carpet flooring.

Bathroom:

8'6" x 8'2" (2.6 x 2.5)
Consisting of a fitted white bath, Low Flush W.C. and wall mounted wash hand basin with under counter vanity unit. Fully tiled shower cubicle with electric shower. Extractor fan. Tiled flooring. Part tiled walls. Chrome heated towel rail.

Exterior Features:

Tarmac driveway to the front and the side of the property. Enclosed rear garden with paved patio area and garden laid in lawn.

Agent: Daniel Henry (Limavady)

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