

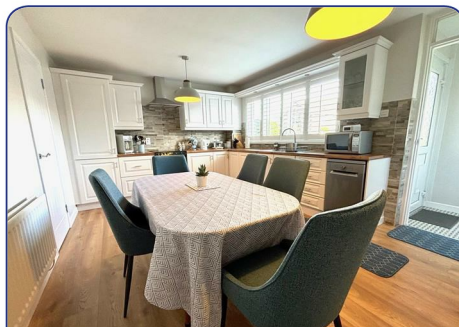
£120,000

**FOR SALE**



8 Drumachose Park, Limavady, BT49 0NZ

- End Terrace House
- Immaculate Condition
- 3 Bedrooms / Kitchen / Lounge
- Oil Fired Central Heating
- Plantation Shutters Throughout
- Enclosed Rear Garden
- Ideal First Time / Investment Purchase



## Description:

Daniel Henry Estate Agents are delighted to bring this well presented end terrace to the market. The property has been beautifully refurbished by the owners and early viewing is highly recommended to appreciate all that this home has to offer. Viewing is by appointment only with the undersigned agent.

## Location:

Leaving Limavady along the Scroggy Rd, travel through the Greystone roundabout and take first left into Drumachose Park and No.8 is situated immediately on your right hand side.

## Ground Floor Accommodation:

### Entrance Porch:

Tiled flooring.

### Lounge:

13'5" x 11'5" (4.1 x 3.5)  
Laminate flooring.

### Kitchen:

17'4" x 11'1" (5.3 x 3.4)  
Fitted with a range of eye and low level units with matching worktop. Tiled around units. Stainless steel sink unit. "Belling" cooker with extractor fan. Dishwasher. Built in fridge / freezer. Washer/Dryer Combo. Under stair storage. Laminate flooring.

### Rear Porch:

To include separate toilet with W.C. and wash hand basin.

### First Floor Landing:

with spacious storage cupboard, shelved hot-press.

### Bedroom 1:

11'5" x 9'6" (3.5 x 2.9)  
With built in wardrobe. Carpet flooring.

### Bedroom 2:

11'1" x 10'2" (3.4 x 3.1)  
With built in robe. Carpet flooring.

### Bedroom 3:

8'10" x 8'6" (2.7 x 2.6)  
With carpet flooring.

### Bathroom:

Suite comprising bath with shower over, hand shower attachment and shower screen, sink unit with under storage, W.C., fitted cabinet, heated towel rail, extractor fan, recessed lights, tiled walls and floor.

### Exterior Features:

Decorative stone front garden with mature plants and shrubs bordered by well maintained hedging. Enclosed rear garden laid in lawn with concrete area and paved patio area.

### Annual Rates:

Estimated Annual Rates: £637.26 (September 2024)

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

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