



## 2 Janes Valley Limavady, BT49 0EH



Homepage Estate Agents are delighted to present this immaculate four bedroom, two reception, detached family home, conveniently located in one of Limavady's most sought after residential locations.

This detached bungalow is presented in very high standard throughout and the accommodation comprises of a large reception hall with storage, main lounge with feature bay window and open fireplace, second reception, open plan kitchen / dining area, utility room leading to rear of the property with internal garage access.

This property boasts 4 double bedrooms with master en-suite and a large family bathroom.

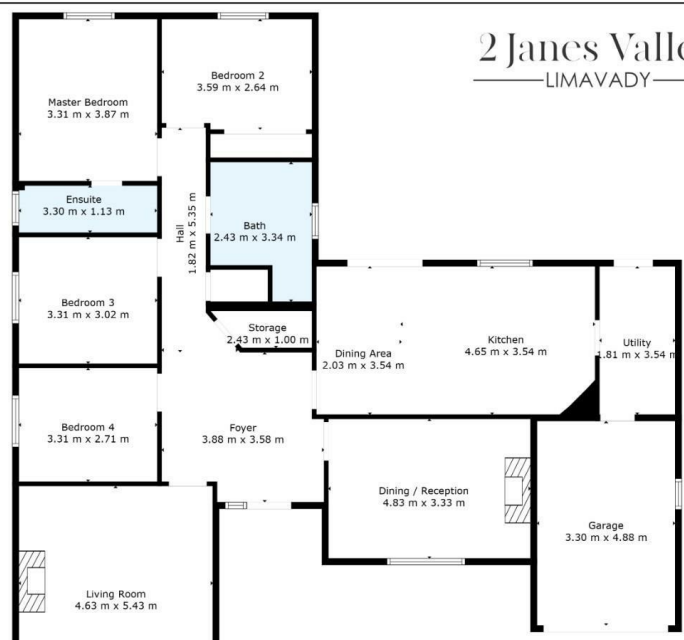
The property benefits from a spacious plot, accessed via private driveway with parking to the front, enclosed garden to the rear with paved patio leading from the dining area, front and side gardens laid out in lawns, lined with decorative trees and shrubbery.

Extending to circa 1,650 sq ft, this large property is finished to an excellent standard throughout. Offering excellent living accommodation and outdoor space this property is sure to appeal to a wide range of buyers.

- 4 BEDROOM DETACHED BUNGALOW
- LARGE FAMILY HOME
- CIRCA 1,650 SQ FT
- MASTER ENSUITE
- 2 RECEPTION ROOMS
- LARGE OPEN PLAN KITCHEN / DINING
- OIL FIRED CENTRAL HEATING
- GARAGE
- PRIVATE ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION

**Asking price £239,950**

# 2 Janes Valley LIMAVADY



TOTAL FLOOR AREA  
circa 1,650 sq ft



This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
Northern Ireland		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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