

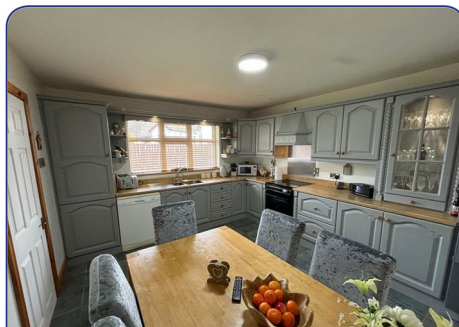
£199,950

FOR SALE



2 Brookfield Park, Limavady, BT49 9ER

- Detached Bungalow in Semi-Rural Location
- Lounge/Kitchen-Dining/3 Bedrooms/Bathroom
- Oil Fired Central Heating
- UPVC Double Glazed Windows
- Newly Refurbished Bathroom Suite
- Spacious Tarmac Driveway
- Large Detached Garage
- Easy Commuting to Local Towns/Cities



DESCRIPTION:

This beautiful detached bungalow is located a short distance from Limavady yet within easy commuting distance of all local amenities. It offers well laid out family accommodation to include three bedrooms and newly refurbished bathroom suite. The property has been maintained to an excellent standard by the current owners and benefits from a private enclosed rear garden and large garage. We as the selling agents recommend internal inspection.

LOCATION:

Leaving Limavady along Catherine Street, continue past the Roe Park Resort and take left onto the Barnailt Road. Continue a short distance and take the first left onto the Drumrane Road. Proceed along this road for approximately two miles then take right onto the Pollysbrae Road. Take the first left turn into Brookfield Park and number 2 is located on the left hand side.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

14'1" x 10'5" (4.3 x 3.2)

with built-in cloaks, shelved hot-press, solid wood flooring.

Lounge:

16'4" x 11'5" (5.0 x 3.5)

having marble effect tiled fireplace with wood over-mantle and tiled hearth, coving around ceiling and centre piece, solid wood flooring.

Kitchen/Dining:

13'5" x 11'9" (4.1 x 3.6)

with a range of grey painted eye and low level units, matching worktop with upstand, stainless steel sink unit, pelmet over window with recess down-lighters, cooker, extractor fan with light, space for fridge/freezer, feature glass display unit with light, corner display unit, tiled flooring.

Utility Room:

9'10" x 6'2" (3.0 x 1.9)

with a range of eye and low level units, matching worktop with upstand, stainless steel sink unit, plumbed for automatic washing machine, space for tumble dryer, tiled flooring.

Bedroom (1):

11'9" x 10'2" (3.6 x 3.1)

with built-in wall-to-wall bedroom furniture, wood effect laminate flooring.

Bedroom (2):

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

wood effect laminate flooring.

Bedroom (3):

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

with wood effect laminate flooring.

Bathroom:

9'6" x 6'6" (2.9 x 2.0)

Newly refurbished bathroom with four piece suite comprising of fitted bath, bowl wash hand basin with low level vanity unit, low flush w.c., wet room shower cubicle with electric shower and waterfall shower head. Also having extractor fan, feature heated shower cubicle, PVC panelling to walls and ceiling, tiled flooring.

EXTERIOR FEATURES:

Garden to front of property laid in lawn with assortment of small plants/bushes. Enclosed by wall to front and fencing to the side.

Spacious enclosed rear garden laid in lawn with concrete path. Bin/wood store. Outside light & tap.

Garage:

23'3" x 19'4" (7.1 x 5.9)

with roller door, power points and strip lighting, built-in shelving, oil fired boiler, pedestrian side door.

ANNUAL RATES:

£906.87 as at 11/09/2024.

Agent: Daniel Henry (Limavady)

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

www.danielhenry.co.uk
www.propertypal.com

