

£90,000

**FOR SALE**



16 Roe Mill Road, Limavady, BT49 9DF

- Semi-detached House
- 4 Bedrooms/2 Receptions
- UPVC Double Glazed Windows
- Off-Street Car Parking
- In Need of Cosmetic Improvement
- Out-Building/Garage to Rear
- Good Investment Opportunity
- Within Walking Distance of Town Centre



## DESCRIPTION:

This semi-detached house is located a short distance along the Roe Mill Road, within walking distance of Limavady Town Centre and all local amenities. The property offers four bedrooms and two receptions, along with out-buildings to the rear. It's in need of cosmetic improvement throughout but would make an excellent investment opportunity. Viewing is by appointment with the agent.

## LOCATION:

Leaving Limavady along Catherine Street, take the first turn on the left after the service station onto the Roe Mill Road. Proceed a short distance and number 16 is situated on the left hand side.

## ACCOMMODATION TO INCLUDE:

### Entrance Hall:

12'9" x 3'11" (3.9 x 1.2)

with under-stair storage, part wood panelling to walls, wood effect laminate flooring.

### Lounge:

18'4" x 11'1" (5.6 x 3.4)

having brick fireplace, ceiling centre piece, wood effect laminate flooring.

### Kitchen/Dining:

17'8" x 11'1" (5.4 x 3.4)

with eye and low level units, matching worktop, tiled around units, stainless steel sink unit, cooker point, extractor fan, built-in shelving, part wood panelled walls, Pine ceiling, wood effect laminate flooring.

### Family Room:

10'9" x 9'10" (3.3 x 3.0)

having brick fireplace, coving around ceiling and centre piece, bay window, wood effect laminate flooring.

### Bedroom (1):

7'10" x 7'2" (2.4 x 2.2)

with wood effect laminate flooring, separate w.c and wash hand basin.

### Staircase to first floor landing:

### Bedroom (2):

12'9" x 9'2" (3.9 x 2.8)

with built-in wardrobe, wood effect laminate flooring.

### Bedroom (3):

9'2" x 7'10" (2.8 x 2.4)

with built-in wardrobe, wood effect laminate flooring.

### Bedroom (4):

8'6" x 7'6" (2.6 x 2.3)

with built-in wardrobe, wood effect laminate flooring.

### Bathroom:

8'10" x 8'6" (2.7 x 2.6)

with three piece suite comprising of fitted bath with electric shower over-head, pedestal wash hand basin, low flush w.c. Also having shelved hot-press, recess down-lighters, part Pine panel walls.

## EXTERIOR FEATURES:

Enclosed concrete rear yard with garage/out-buildings and wash house.

## ANNUAL RATES:

£1127.46 as at 17/09/2024.

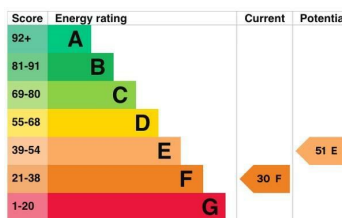
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