

£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



PUBLIC NOTICE

16 ROE MILL RD, LIMAVADY, BT49 9DF

We are acting in the sale of the above property and have received an offer of £90,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating: F30

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.

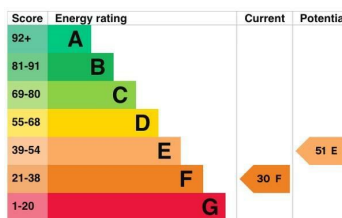
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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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