

£189,950

FOR SALE



376A Seacoast Road, Limavady, BT49 0LA

- Detached Chalet Bungalow
- Lounge/Kitchen-Dining/4 Bedrooms/2 Bathrooms
- Oil Fired Central Heating
- UPVC Double Glazed Windows & External Doors
- Tarmac Driveway with Parking for a Number of Vehicles
- Large Garden with Extra Ground to the Rear
- Solar Panels Owned Outright to Property
- Excellent Location just off the Main Costal Route



DESCRIPTION:

Detached chalet bungalow situated in Bellerena, just off the main Seacoast Road. This is a spacious four bedroom family home with one of the bedrooms located on the ground floor. It is situated on a generous site with extensive grounds to the rear. The property also benefits from a large garage and has solar panels fitted, which are owned outright and offer both cheaper rates of electricity and a yearly rebate.

LOCATION:

Leaving Limavady, proceed along the Seacoast Road for approximately four miles. At the Swan Lake Bridge, take left continuing along the Seacoast Road and passing Drumavalley on the left. Number 376A is situated a short distance along a private concrete road on the left hand side.

ACCOMMODATION TO INCLUDE:**Entrance Hall:**

16'4" x 7'2" (5.0 x 2.2)

having built-in cloaks, Pine ceiling, double dimmer switch, Karidine flooring.

Lounge:

16'0" x 13'1" (4.9 x 4.0)

having Pine fireplace with slate hearth, multi-fuel Stanley stove, Pine ceiling, points for wall lights, box window, wood effect laminate flooring.

Kitchen/Dining:

22'11" x 13'1" (7.0 x 4.0)

with a range of Chestnut eye and low level units, matching worktop, tiled around units, ceramic bowl sink unit, cooker with gas hob and electric oven, built-in fridge, dishwasher, Karidine flooring, Patio doors leading to paved patio area.

Pantry:

9'6" x 5'10" (2.9 x 1.8)

with built-in shelving.

Utility Room:

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

plumbed for automatic washing machine, ducted for tumble dryer, strip lighting, Karidine flooring.

Separate W.C.:

9'0" x 2'11" (2.75 x 0.9)

with low flush w.c., wall mounted wash hand basin, part tiled walls, Karidine flooring.

Bedroom (1):

12'9" x 11'5" (3.9 x 3.5)

with wood effect laminate flooring.

Canadian Pine open tread staircase to first floor

with walk-in shelved hot-press.

Bedroom (2):

15'8" x 10'5" (4.8 x 3.2)

with Dormer window, wood effect laminate flooring.

Bedroom (3):

13'1" x 10'9" (4.0 x 3.3)

with Dormer window.

Bedroom (4):

12'5" x 7'6" (3.8 x 2.3)

Bathroom:

9'10" x 7'6" (3.0 x 2.3)

with four piece suite comprising of fitted bath, pedestal wash hand basin, low flush w.c., fully tiled shower cubicle with electric shower. Also having extractor fan, part tiled walls, cushion flooring.

EXTERIOR FEATURES:

Enclosed garden surrounds property to front, side and rear. Laid in lawn to front with large garden to rear, also laid in lawn. Extensive tarmac driveway. Outside light & tap. Paved patio area enclosed by wall.

SUMMER HOUSE: 12ft x 8ft with composite decked area extending to 12ft x 12ft.

Double Garage:

41'11" x 13'9" (12.8 x 4.2)

with roller door, power points and strip lighting, over-head storage, UPVC Pedestrian side door.

ANNUAL RATES:

£1372.56 as at 23/09/2024

Agent: Daniel Henry (Limavady)

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