



## 76a Scroggy Road Limavady, BT49 0NB



A rare opportunity to purchase a beautiful 4 bedroom detached property located in the popular Scroggy Road area of Limavady.

Perfectly suited to family life, this family home benefits from 2 reception rooms, kitchen, dining room, sun-room, utility, downstairs W.C., 4 generous bedrooms (with master ensuite) and a family bathroom.

Extending to circa 2,300 sq ft, this beautiful residence is maintained to a high standard throughout offering an opportunity to acquire a superb property in a sought after residential location.

Offering excellent living accommodation and outdoor space this property is sure to appeal to a wide range of buyers.



**Offers over £299,950**

### Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

- 4 BEDROOM DETACHED
- LARGE FAMILY HOME
- 3 RECEPTION ROOMS
- 3 BATHROOMS
- CIRCA 2,300 SQ FT
- OFCH
- DETACHED GARAGE
- SOUGHT AFTER LOCATION



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