

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**VIEWING STRICTLY BY APPOINTMENT ONLY**



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](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)



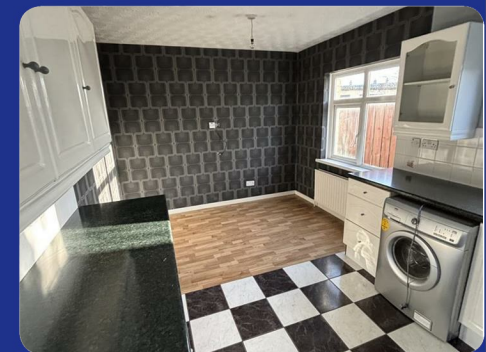
£90,000



**FOR SALE**

**25 Benbradagh Avenue, Limavady, BT49 0AP**

- Semi Detached House
- 3 Bedrooms / Kitchen / Lounge
- uPVC Double Glazing
- Enclosed Rear Garden
- Within Walking Distance of Local Amenities
- Excellent First Time / Investment Purchase



[www.danielhenry.co.uk](http://www.danielhenry.co.uk) • 32 Market Street Limavady BT49 0AA • 028 7776 2558



## THE PROPERTY COMPRISES:

### Description:

Daniel Henry Estate Agents are delighted to bring this semi detached house to the market. This home offers excellent family accommodation and is sure to attract interest from both first time buyers and investors alike. Viewing is by appointment only with the undersigned agent.

### Location:

Leaving Limavady along Irish Green St past St Marys school, take a left into Benevenagh Drive and then immediate right into Benbradagh Avenue. Follow the road around around to the right and No.25 is situated in the corner on your right hand side.

### Ground Floor Accommodation:

#### Hallway:

Cushion flooring.

#### Lounge:

With a fitted wooden fireplace with a cast iron inset and a tiled hearth. Points for wall lights. Cushion flooring.

#### Kitchen / Dining:

Fitted with a range of eye and low level units with matching worktop. Tiled around units. Stainless steel sink unit. Tiled flooring. Under stair storage.

### First Floor Accommodation:

#### Bedroom 1:

Laminate flooring.

#### Bedroom 2:

Laminate flooring.

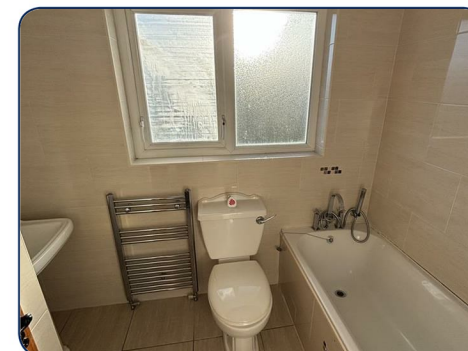
#### Bedroom 3:

Laminate flooring.

#### Bathroom:

With a fitted white bath with electric shower over bath (not tested). Pedestal wash hand basin. Low Flush W.C. Chrome heated towel rail. Tiled flooring. Tiled walls.

### Exterior Features:



Small garden to the front of the property. Larger garden to the rear of the property with two small outhouses.