

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
www.propertypal.com



£89,950

FOR SALE



32 Glenburn Way, Limavady, BT49 0RN

- Semi Detached Bungalow
- 2 Bedrooms / Kitchen / Lounge
- Oil Fired Central Heating
- In Need of Cosmetic Improvement
- Car Parking Close By
- Excellent First Time / Investment Opportunity



www.danielhenry.co.uk • 32 Market Street Limavady BT49 0AA • 028 7776 2558

THE PROPERTY COMPRISES:

Description:

Well situated two bedroom semi-detached bungalow in need of modernisation. This property offers comfortable living accommodation and would be an ideal purchase for investment / first time buyers. We as selling agents would recommend close internal inspection to fully appreciate this home.

Location:

Leaving Limavady along the Ballyquin Road, take the third left into Glengiven Avenue and then take the third right into Glenburn Way. Number 32 is on your right hand side.

Accommodation to include:

Hallway:

13'1" x 5'6" (4.0 x 1.7)
Laminate flooring.

Lounge:

14'5" x 10'5" (4.4 x 3.2)
Laminate flooring.

Kitchen:

11'1" x 10'5" (3.4 x 3.2)
Fitted with a range of eye and low level units with matching worktop. Stainless steel sink unit. Point for hob and oven. Stainless steel extractor fan and light. Plumbed for automatic washing machine. Cushion flooring.

Rear Porch:

8'6" x 4'3" (2.6 x 1.3)
Cushion flooring.

Bedroom 1:

10'9" x 9'10" (3.3 x 3.0)
Laminate flooring. Built in wardrobe.

Bedroom 2:

10'9" x 9'6" (3.3 x 2.9)
Laminate flooring. Built in robe.

Bathroom:

8'2" x 5'2" (2.5 x 1.6)
Fully PVC panelled shower cubicle with electric shower. Pedestal wash hand basin. Low Flush W.C. Extractor fan. Tiled flooring. Part PVC wall panelling.

Exterior Features:

Enclosed stone front garden. Enclosed stoned garden to the rear.

