

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



£95,000



84 Drumachose Park, Limavady, BT49 0NZ

- Mid terrace Home
- 3 Bedrooms / Kitchen / Lounge
- Detached Garage
- Close to Local Amenities
- Oil Fired Central Heating
- Enclosed Concrete Rear Yard



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



THE PROPERTY COMPRISES:

Location:

Leaving Limavady along the Greystone Road, Take right at the roundabout onto the Scroggy Road, Take the first left into Drumachose Park. No:84 is situated on the main road in this development on the right-hand-side.

Description:

This 3 bedroom mid terrace home offers excellent family accommodation. Situated in the quiet residential area of Drumachose Pk, this home is close to all local amenities. Viewing is appointment only with the undersigned agent.

Ground Floor Accommodation:

Hallway:

12'1" x 3'11" (3.7 x 1.2)
Tiled Flooring.

Lounge:

11'5" x 11'5" (3.5 x 3.5)
Marble effect fireplace with cast iron inset and granite hearth. Laminate flooring.

Kitchen:

15'1" x 16'8" (4.6 x 5.1)
With a range of eye and low level units with matching work top. Tiled around units. Stainless steel sink unit. Cooker point. Stainless steel extractor fan and light. Plumbed for automatic washing machine. Ducted for tumble dryer. Tiled flooring.

Rear Porch:

Tiled flooring.

Separate W.C.

Low flush W.C. Tiled flooring.

First Floor Accommodation:

Bedroom 1:

11'5" x 9'10" (3.5 x 3.0)
Carpet flooring. Built in wardrobe.

Bedroom 2:

11'5" x 10'5" (3.5 x 3.2)
Laminate flooring. Built in wardrobe.

Bedroom 3:

8'6" x 7'2" (2.6 x 2.2)
Laminate flooring.

Bathroom:

7'6" x 5'2" (2.3 x 1.6)
White bath with Shower attachment over bath. Low Flush W.C. Pedestal wash hand basin. Vinyl flooring.

Detached Garage:

17'8" x 6'10" (5.4 x 2.1)
With pedestrian side door. Power points.

Exterior Features:

Small enclosed front garden. Private enclosed rear concrete rear yard.

