

KEY FEATURES:

- Living Room With Feature Hole-In-Wall Fireplace Housing Cast Iron Multifuel Stove.
  - Four Bedrooms, Master Bedroom With Ensuite Shower Room.
  - Bathroom Comprising White, Modern Four Piece Suite.
- Kitchen Through Dining Area With Superb Range Of Contemporary Shaker Style Units.
  - Utility Room Off Kitchen.
  - Oil Fired Central Heating System.
  - Excellent Decorative Condition.

FINANCING YOUR NEW HOME IS NOW MORE  
IMPORTANT THAN EVER!

*To Help You Make The Right  
Decision*

Contact:

**RICHARD BRATTIN** or **JAYNE  
HARGAN**

OUR EXPERIENCED IN-HOUSE MORTGAGE ADVISORS  
on **028 777 63611**

EPC Rating:  
**C76**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



29 - 31 MAIN STREET  
LIMAVADY  
TEL. 028 777 63611  
sales@dmcni.com  
www.dmcni.com



**25 Church View  
Drumsurn BT49 0UY**



**Price: £230,000**  
T. 028 777 63611  
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## PROPERTY COMPRISES:

### Ground Floor :

#### Reception Hall With Ground Floor Toilet :

15'8 x 6'4 uPVC composite front door with double glazed side lights. Matt tiled floor. Contemporary staircase with understairs storage cupboard.

#### Ground Floor Toilet :

6'2 x 3'4 White, modern 2 piece suite comprising pedestal wash hand basin and low flush w.c. Matt tiled floor with splashback tiles.

#### Living Room :

20'2 x 11'8 Feature hole-in-wall fireplace housing cast iron multifuel Stove with granite hearth. Oak herringbone floor. uPVC French doors leading out into large south facing rear garden.

#### Kitchen Through Dining Area :

20'2 x 11'8 Superb range of Contemporary Shaker style units with matching worktops. Stainless steel one and a quarter bowl sink unit and drainer with chrome mixer taps. Modern tiling to walls and floor. Recessed light to ceiling. Wine rack. Plumbed for dishwasher. SAMSUNG American style fridge/freezer, ZANUSSI double eyelevel oven and matching 5 ring gas hob with stainless steel and glass canopy housing concealed extractor fan.

#### Utility Room :

6'2 x 5'8 Contemporary Shaker Style base units with matching worktops and splashback. Stainless steel sink unit unit and single drainer with chrome mixer taps. Plumbed for washing machine. Ducted for tumble dryer. Vinyl tile effect floor covering. uPVC rear door with double glazed centre light.



### First Floor :

#### Landing :

Contemporary staircase with new carpet flooring to stairs and landing. Linen Cupboard, Shelled Hotpress.

#### Master Bed [1] With Ensuite Shower Room :

11'8 x 11'4. Carpet flooring.

#### Ensuite Shower Room :

8'6 x 5'4 White modern 3 piece suite comprising large shower unit with TRITON Electric shower. Pedestal wash hand basin and low flush w.c. Good quality tiling to walls and floor. Wall mirror, Chrome heated towel rail, Recessed lights to ceiling.

#### Bedroom [2] :

10'6 x 9'10 Colorado Oak floor.

#### Bedroom [3] :

9'10 x 8'2 Colorado Oak floor.

#### Bedroom [4] :

9'0 x 6'6 Excellent range of built in sliding robes. Oak floor.

#### Bathroom :

8'6 x 6'2 White modern 4 piece suite comprising bath with mixer taps. Pedestal wash hand basin. Low flush w.c. Separate shower unit with TRITON Electric shower. Good quality tiling to walls and floor. Recessed lights to ceiling. Chrome heated towel rail.

#### Exterior :

Excellent site with car parking to front of property and tarmac driveway to side leading to garage space at rear. Spacious south facing rear garden laid out in lawns enclosed by timber fence and gates. Paved patio area. Outside lights and water tap.

#### Rates :

£1,176.45 Per annum as at January 2026.

#### EPC Rating:

C76/C76.

