

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Three Reception Rooms with Option of Downstairs 5th Bedroom
Recently Fitted Modern Kitchen
Two Separate Office Spaces on Ground Floor
Pub Area and Store Could Easily be Converted Back to Garage
Master Bedroom with En-suite
Covered Areas to Rear Suitable for Entertaining
Sheltered Storage to Rear
Hot Tub Included in Sale



Daniel
Henry
ESTATE AGENTS

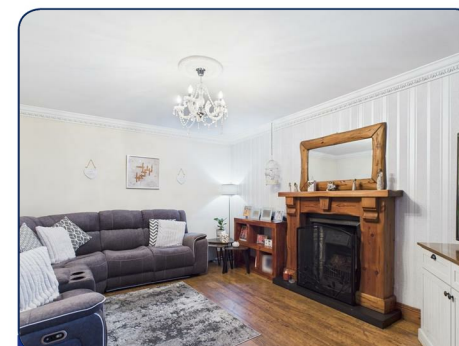
Offers around
£349,950

FOR SALE



6 Rose Park, Limavady, BT49 0BF

- Well Appointed Detached Family Home
- Four Bedrooms/Three Receptions/Three Bathrooms
- UPVC Double Glazed Windows & External Doors
- Oil Fired Central Heating
- Spacious Tarmac Driveway
- Fitted CCTV Cameras Included
- Enclosed Rear Garden with Entertaining Spaces
- Close to Local Town Amenities



VIEWING STRICTLY BY APPOINTMENT ONLY

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THE PROPERTY COMPRISES:

DESCRIPTION:

This impressive detached house is set on a spacious site on the edge of Limavady. The property offers excellent family accommodation to include four bedrooms and three reception rooms, together with additional entertaining spaces both internally and externally. It benefits from a recently fitted modern kitchen opening into dining area. This would make an excellent family home and needs to be viewed to fully appreciate everything it has to offer.

LOCATION:

Travelling along the Edenmore Road, proceed straight head at the two mini-roundabouts. After the second roundabout, continue a short distance past the turn off into Rose Park. Number 6 is located along the road on the right hand side.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

18'1" x 7'2" (5.53 x 2.19)
with telephone point, Pine ceiling, tiled flooring.

Lounge:

15'10" x 11'4" (4.85 x 3.47)
having Pine fireplace with mirror, cast iron inset and tiled hearth, coving around ceiling and centre piece, dimmer switch, semi-solid wood flooring.

Family Room:

12'2" x 11'5" (3.73 x 3.49)
with feature beams to ceiling, wood effect laminate flooring.

Kitchen:

13'11" x 18'11" (4.25 x 5.77)
with a wide range of modern eye and low level soft closing units, matching worktop, tiled around units, under-unit lighting, composite sink unit, built-in oven and microwave, space for range cooker, black Beling extractor fan with light, plumbed for American fridge/freezer, plumbed for two dishwashers, feature wine display rack, breakfast bar, centre island with hidden cupboard for bins and low level units, recess down-lighters to ceiling, dimmer switch, sliding doors to rear decked area.

Office:

12'0" x 7'3" (3.67 x 2.22)
with built-in shelving, extra power points, recess down-lighters to ceiling, wood effect laminate flooring.

Dining Room:

10'0" x 19'10" (3.07 x 6.06)
with feature beams to ceiling, feature recess brick alcove, tiled flooring.

Utility Room:

5'1" x 13'9" (1.56 x 4.21)
with eye and low level units, matching worktop, tiled around units, Belfast sink unit, pelmet over window, plumbed for automatic washing machine, space for tumble dryer, tiled flooring.

Separate W.C.:

5'1" x 5'2" (1.55 x 1.58)
with low flush w.c., pedestal wash hand basin, extractor fan, tiled flooring.

Pub Area:

8'3" x 19'7" (2.54 x 5.98)
with free-standing air con unit, wood effect laminate flooring.

Office:

9'4" x 7'9" (2.85 x 2.37)
with built-in desk and shelving, wood effect laminate flooring.

Store:

9'8" x 11'5" (2.95 x 3.48)
with clothes rails and shelving, wood effect laminate flooring.

Pine balustrade staircase to first floor landing:

with Pine ceiling, shelved hot-press.

Master Bedroom (1):

12'2" x 11'6" (3.71 x 3.51)
with t.v. point. EN-SUITE: 1.04m x 3.46m having fully tiled shower cubicle with electric shower, pedestal wash hand basin, low flush w.c., extractor fan, fully tiled walls, tiled flooring.

Bedroom (2):

12'2" x 11'5" (3.73 x 3.49)
with built-in desk and shelving, wood effect laminate flooring.

Bedroom (3):

13'10" x 10'4" (4.23 x 3.16)
with wood effect laminate flooring.

Bedroom (4):

10'0" x 11'1" (3.07 x 3.38)
with free-standing mirrored slide-robe and wardrobe.

Bathroom:

7'5" x 8'6" (2.28 x 2.60)
having four piece suite comprising of fitted bath with shower attachment, wash hand basin with low level vanity unit, low flush w.c., fully tiled shower cubicle having thermostatic shower with waterfall shower head. Also having extractor fan, stainless steel room heater, feature wall mirror, PVC ceiling, recess low voltage down-lighters, part tiled walls, tiled flooring.

EXTERNAL FEATURES:

Garden to front of property laid in lawn with small trees/bushes. Enclosed by brick wall. Spacious tarmac driveway.

Garden to rear laid in lawn and enclosed by high wooden fencing. Two retractable canopies. Shed. Wooden decked area with step-up to covered seating area 'The Corkscrew': having lighting, power points and electric heaters.

6 Seater Hot Tub (not recently serviced/tested).

Sheltered covered area: having oil fired boiler, stainless steel sink unit and plumbed for hot/cold water, lighting, ideal for storing bikes, etc.

Paved patio area having garden shed with power points and lighting.

ANNUAL RATES:

£1636.80 as at 12/11/2025.

