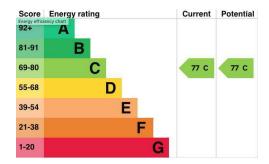
SPECIAL FEATURES OF THE PROPERTY INCLUDE:

White UPVC Double Glazing
Oil Fired Central Heating
Detached Double Garage
Outside Light
Outside Tap
UPVC Fascia and Soffit
Solar PV Panels





7

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







£379,950



39 Larch Road, Limavady, BT49 9NE

- Detached Chalet Bungalow
- Excellent Order Throughout
- Large Site
- 4 Bedrooms / 3 Receptions / 4 Bathrooms
- Double Garage
- Panaromic Views Over Donegal & Lough Foyle
- Easy Commuting to Limavady or Derry







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 outstanding detached chalet bungalow to the market. Situated on a large site on Larch Rd with commanding views over Lough Foyle and Donegal, this amazing property is sure to attract lots of interest. This home offers excellent family accommodation and beautifully cared for gardens, there is loads of outdoor space. Early viewing is highly recommended to appreciate all that this home has to offer. Viewing is by appointment only with the undersigned agent.

Location:

Leaving Limavady along Catherine St, take a left onto Baranailt Rd. Travel along this road for approximately 4.5 miles and then take right onto Carnamuff road. Take second right onto the Larch and No.39 is the first home on the left hand side.

Ground Floor Accommodation:

Entance Porch:

6'6" x 5'2" (2.0 x 1.6)

Wooden flooring. Coving around ceiling. Glazed door to hallway.

Hallwav:

L-shaped hallway with Antico flooring. Coving around ceiling. Telephone point.

Lounge:

18'0" x 13'1" (5.5 x 4.0)

Sand stone effect fireplace with matching inset and hearth. Multi fuel stove. Points for wall lights. Solid wood flooring. Coving around ceiling.

Kitchen:

25'3" x 13'1" (7.7 x 4.0)

With a range of fitted eye and low level units with matching worktop. Under unit lighting. Sink unit. Instant hot water tap. Large gas countertop hob. Double built in oven. Extractor fan and light. Plumbed for dishwasher. Glass display unit. Tiled flooring. Large multi fuel stove with decorative stone backing.

Utility:

9'2" x 6'2" (2.8 x 1.9)

Fitted with a range of eye and low level units with matching worktop. Stainless steel sink unit. Tiled around units. Plumbed for automatic washing machine. Tiled flooring. Extractor fan.

Separate W.C.

7'2" x 3'3" (2.2 x 1.0)

Low Flush W.C. Wall mounted wash hand basin. Tiled flooring. Chrome heated towel rail. Part tiled walls. Extractor







Sun Room:

13'5" x 9'10" (4.1 x 3.0) Laminate flooring.

Dining Room:

11'9" x 11'5" (3.6 x 3.5)

Solid wood flooring. Coving around ceiling.

Bedroom 1:

13'1" x 12'1" (4.0 x 3.7)

Semi solid wood flooring. Coving around ceiling.

En-suite:

6'6" x 5'6" (2.0 x 1.7)

Fully enclosed shower cubicle with thermostatic shower. Low Flush W.C. Wall mounted wash hand basin. Extractor fan.

Bedroom 2:

11'9" x 11'9" (3.6 x 3.6)

Semi solid wood flooring. Coving around ceiling.

En-suite:

6'6" x 5'6" (2.0 x 1.7)

Fully tiled shower cubicle with thermostatic shower. Wall mounted wash hand basin. Extractor fan. Tiled flooring. Part tiled walls. Coving around ceiling.

First Floor Accommodation:

Bedroom 3:

13'1" x 12'1" (4.0 x 3.7)

Solid wood flooring.

Bedroom 4:

11'9" x 11'9" (3.6 x 3.6)

Solid wood flooring.

Bathroom:

9'2" x 7'6" (2.8 x 2.3)

Fully tiled shower cubicle with thermostatic shower. Fitted white bath. Low Flush W.C. Wall mounted wash hand basin with vanity unit underneath. Chrome heated towel rail. Part tiled walls. Extractor fan.

Exterior Features:

Stone driveway with parking for a number of cars. Double garage. Large garden to the front of the house laid in lawn and surrounded by mature hedging. Enclosed rear garden laid in lawn and with small pond.

Detached Garage:

24'7" x 19'8" (7.5 x 6.0)

Double garage. Double roller doors. Oil boiler. Overhead storage.





