

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

- Detached House
- Detached Garage
- Tiled Floors on Ground Floor
- Tarmac Driveway
- UPVC Double Glazing
- PVC Soffit, Fascia & Guttering
- Oil Fired Central Heating
- Outside Light & Tap



Daniel Henry
ESTATE AGENTS

£375,000

FOR SALE



5 Petrie Place, Limavady, BT49 0GB

- Large Detached House
- 5 Bedrooms / 3 Receptions / 4 Bathrooms
- Finished to a High Standard Throughout
- Sought After Location
- uPVC Double Glazing
- Large Tarmac Driveway to Accommodate a Number of Vehicles
- Detached Garage

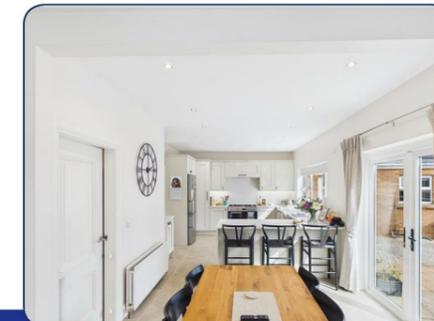
VIEWING STRICTLY BY APPOINTMENT ONLY

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THE PROPERTY COMPRISES:

Description:

Daniel Henry Estate Agents are delighted to bring this amazing detached home to the market. Located on a large corner site, this home offers excellent family accommodation and is sure to attract lots of attention. Early inspection is highly recommended to appreciate all that this house has to offer. Viewing is strictly by appointment only with the undersigned agent.

Location:

Travelling along the Greystone Rd from the Broad Rd, take a left onto the Edenmore Rd at the 1st roundabout. At the first mini roundabout, take left past the Bovally Health Centre onto the Rossair Rd. Take the 5th turn on the left into Petrie Place, proceed a short distance and No. 5 is on the right hand side.

Ground Floor Accommodation:

Entrance Hall:

21'7" x 8'6" (6.6 x 2.6)
Tiled entrance hall. Telephone point. Under stair storage

Lounge:

22'3" x 13'9" (6.8 x 4.2)
Marble fireplace with marble inset and marble hearth. Solid wood flooring. TV point. Box window.

Living Room:

13'1" x 11'7" (4.0 x 3.55)
Herringbone style wood flooring. TV point.

Separate W.C.

5'10" x 2'7" (1.8 x 0.8)
Wall mounted wash hand basin. Low Flush W.C. Tiled flooring. Wall panelling.

Kitchen / Dining / Living Area

35'1" x 11'9" (10.7 x 3.6)
Kitchen area - Fitted with a range of modern eye and low level units with matching quartz work top. Quartz splashbacks. Under unit lighting. Belfast style sink unit. Point for gas hob and electric oven. Extractor fan and light. Space for fridge / freezer. Built in dishwasher. Tiled flooring.
Dining Area: UPVC Doors to enclosed outdoor paved area. Tiled flooring.
Living Area: Tiled flooring. TV Point.

Utility:

11'5" x 6'0" (3.5 x 1.85)
Fitted with a range of eye and low level units with matching quartz work tops and quartz splash backs. Belfast style sink unit. Plumbed for automatic washing machine. Tiled flooring.

First Floor Accommodation:

Bedroom 1:

14'3" x 13'11" (4.35 x 4.25)
Laminate flooring. Built in bedroom furniture.

En-suite:

9'10" x 3'11" (3.0 x 1.2)
Fully tiled shower cubicle with thermostatic shower. Pedestal wash hand basin. Low Flush W.C. Extractor fan. Tiled flooring.

Bedroom 2:

13'5" x 11'7" (4.1 x 3.55)
Laminate flooring.

Bedroom 3:

13'11" x 11'1" (4.25 x 3.40)
Laminate flooring.

En-suite:

9'8" x 2'11" (2.95 x 0.90)
Fully tiled shower cubicle with thermostatic shower. Pedestal wash hand basin. Extractor fan. Low Flush W.C. Tiled flooring.

Bedroom 4:

10'5" x 10'2" (3.2 x 3.1)
Laminate flooring. Built in fitted wall to wall mirrored slide robes.

Bedroom 5:

10'2" x 7'6" (3.1 x 2.3)
Laminate flooring.

Bathroom:

7'10" x 7'8" (2.4 x 2.35)
Fitted white bath with shower attachment over bath. Fully tiled shower cubicle with thermostatic shower. Low Flush W.C. Pedestal wash hand basin. Extractor fan. Tiled flooring. Fully tiled walls.

Exterior Features:

Large tarmac driveway to the front and side of the property with parking for a number of cars. Enclosed side garden laid in lawn. Enclosed paved area to the rear. Detached garage.

Detached Garage:

19'4" x 9'10" (5.9 x 3.0)
Pedestrian side door. Roller door. Power points. Overhead storage.

