

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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



£80,000



32 Roeview Park, Limavady, BT49 9BQ

- End Terrace Home
- 3 Bedrooms / Kitchen / Lounge
- uPVC Double Glazed Windows
- Enclosed Side Garden
- In Need of Refurbishment
- Close to Town Centre



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



THE PROPERTY COMPRISES:

Description:

This end terrace home is sure to attract lots of terrace. Situated in Roeview Park, close to the town centre, this home offers good family accommodation with three bedrooms, a kitchen and lounge. Viewing is strictly by appointment only with the undersigned agent.

Location:

Leaving Limavady along Catherine St, take a left onto Roemill Rd and travel along this road for approximately 0.5 miles. Take a right into Roeview Park and follow the road around and No.32 is situated immediately on the left hand side.

Ground Floor Accommodation:

Hallway:

Lounge:

11'9" x 10'9" (3.6 x 3.3)
Wooden fireplace. Laminate flooring.

Kitchen:

18'0" x 9'10" (5.5 x 3.0)
Fitted with a range of eye and low level units with matching worktop. Tiled around units. Stainless steel sink unit. Built in hob and oven. Extractor fan and light. Tiled flooring.

First Floor Accommodation:

Bedroom 1:

10'2" x 9'10" (3.1 x 3.0)
Built in wardrobe.

Bedroom 2:

10'9" x 8'10" (3.3 x 2.7)
Built in wardrobe.

Bedroom 3:

9'10" x 8'2" (3.0 x 2.5)

Bathroom:

5'10" x 5'6" (1.8 x 1.7)
Consisting of a fitted white bath, pedestal wash hand basin and low flush W.C.

Exterior Features:

Enclosed garden laid in lawn to side of the property. Enclosed concrete yard to the rear of the property with two small storages sheds.

