

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



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£80,000

FOR SALE



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



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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.

