

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY



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www.danielhenry.co.uk
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£183,950

FOR SALE



69 Barleyhill, Limavady, BT49 0FH

- 3 Bedroom Semi-Detached House
- Modern Open Plan Kitchen, Dining & Living Area
- Gas Central Heating
- Double Glazed Windows
- 2 x Dedicated Parking Spaces To Front
- Excellent Decorative Order Throughout
- Close Distance to Limavady Town Centre, Shops, Schools & Amenities
- With Easy Commuting Distance to Coleraine, L/derry & Main Arterial Routes



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THE PROPERTY COMPRISES:

Description:

Daniel Henry Estate Agents are delighted to bring this excellent 3 bedroom semi-detached house has been maintained to the highest of standards throughout offer well laid out accommodation. The home itself is tastefully decorated throughout and comprises of a spacious living area, bright airy kitchen, downstairs WC, three bedrooms and a family bathroom. Being within close distance to Limavady town centre with shops, schools and all town centre amenities and also convenient to Coleraine, L/derry and all main arterial routes. Early internal inspection comes highly recommended.

Entrance Hall

With tiled flooring. Cloakroom comprising wc and wash hand basin with extractor fan and tiled flooring.

Lounge

17'7" x 11'5" (5.38m x 3.48m)

With feature surround fireplace and laminate flooring. Measurements into bay window.

Kitchen / Dining / Living Area

20'0" x 11'5" (6.12m x 3.48m)

With fully fitted extensive range of eye and low level units with one and a half bowl stainless steel sink unit, integrated hob and oven with extractor fan, integrated fridge freezer, integrated dishwasher, patio doors to rear and tiled floor.

Utility Room

6'7" x 6'5" (2.01m x 1.98m)

With stainless steel sink unit, low level unit, plumbed for washing machine, space for tumble dryer and tiled floor.

First Floor Landing

Bedroom 1

12'4" x 10'0" (3.78m x 3.07m)

With ensuite comprising fully tiled walk in shower cubicle, wc, wash hand basin, extractor fan, recessed lights and tiled floor.

Bedroom 2

11'6" x 11'3" (3.53m x 3.45m)

Measurements to widest point.

Bedroom 3

8'5" x 4'9" (2.57m x 1.45m)

With fitted mirrored sliderobe.

Bathroom

Suite comprising fully tiled walk in shower cubicle, bath with tiled splash bac, wash hand basin, wc, extractor fan, recessed lights and tiled floor.

EXTERIOR FEATURES

Wall and gate enclosed paved and screened garden to front. Fully enclosed garden to rear laid in lawn with paved patio area. 2 x dedicated parking spaces to front. Outside tap and light.

Estimated Domestic Rates Bill Per Annum £997.43. T

