

£195,000

**FOR SALE**



57 Mount Eden, Limavady, BT49 0TN

- Semi-detached Chalet Bungalow
- Lounge/Kitchen-Dining/3 Bedrooms/2 Bathrooms
- UPVC Double Glazed Windows & External Doors
- Oil Fired Central Heating
- Pressurised Hot Water System
- Excellent Decorative Order Throughout
- Spacious Enclosed Garden with Tarmac Driveway
- Within Walking Distance of Local Amenities



## DESCRIPTION:

This beautifully presented semi-detached chalet bungalow is set in the well sought after private residential location of Mount Eden. The property offers spacious and well laid out family accommodation which has been beautifully presented, with bright modern kitchen and tastefully refurbished bathroom suite. The property benefits from a bedroom located on the ground floor and spacious garden. We as the selling agents highly recommend internal inspection to appreciate everything this property has to offer.

## LOCATION:

Travelling along the Edenmore Road, go straight ahead at the first mini roundabout. Continue to the next mini roundabout and turn right into Mount Eden. Proceed through the development, taking the first turn on the right hand side. Continue to the end of this road and turn left. Number 57 is the last house on the left hand side.

## ACCOMMODATION TO INCLUDE:

### Entrance Hall:

6'2" x 12'9" (1.89 x 3.90)  
having UPVC front door with attractive glazed side panels, built-in cloaks.

### Lounge:

11'3" x 17'2" (3.44 x 5.24)  
having alcove housing wood burning stove, solid wood flooring.

### Bathroom:

10'5" x 5'11" (3.20 x 1.82)  
having refurbished four piece suite comprising of free standing bath with shower attachment, wash hand basin with low level vanity unit, low flush w.c., fully tiled shower cubicle with thermostatic shower. Also having extractor fan, tiled around bath, tiled flooring.

### Kitchen/Dining:

15'8" x 13'11" (4.78 x 4.25)  
with a range of attractive cream eye and low level units, matching worktop, tiled around units, stainless steel sink unit, cooker, stainless steel extractor fan with light, integrated fridge/freezer, plumbed for automatic washing machine, space for tumble dryer, recess down-lighters, tiled flooring.

### Bedroom (3):

8'2" x 9'2" (2.49 x 2.80)  
with t.v. point, solid wood flooring.

## Staircase to First Floor Landing

### Master Bedroom (1):

11'7" x 17'4" (3.55 x 5.30)  
with t.v. point, 2 roof-lights. EN-SUITE: 2.46m x 1.70m having fully tiled shower cubicle with thermostatic shower, pedestal wash hand basin, low flush w.c., extractor fan, roof-light, tiled flooring.

### Bedroom (2):

11'2" x 12'6" (3.42 x 3.83)  
with double built-in wardrobes.

## EXTERIOR FEATURES:

Garden to front of property laid in lawn with spacious private enclosed rear garden, also laid in lawn.

Stoned area to side of property. Tarmac driveway. Outside light and tap.

## ANNUAL RATES:

£853 as at 03/04/2026.

**Agent: Daniel Henry (Limavady)**

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