

£159,950

**FOR SALE**



26 Knockanbaan, Limavady, BT49 0UL

- Semi Detached House
- 3 Bedrooms / Kitchen / Lounge
- Tarmac Driveway
- Detached Garage
- UPVC Double Glazing
- Enclosed Rear Yard



## Description:

### Location:

Leaving Limavady along the Broad Road take right onto the Greystone Road. Proceed along the road and take the Newton Road on the left hand side, then left into Knock-an-Baan. Travel to the bottom of this road and turn right again where number 26 is situated immediately on the right hand side.

### Ground Floor Accommodation:

#### Hallway:

13'9" x 6'2" (4.2 x 1.9)  
Tiled flooring.

#### Lounge:

13'9" x 12'9" (4.2 x 3.9)  
Pine fireplace with cast iron inset and granite hearth.  
Oak flooring.

#### Kitchen:

19'4" x 9'6" (5.9 x 2.9)  
Fitted with a range of eye and low level units with matching work top. Tiled around units. Stainless steel sink unit. Built in hob and oven. Extractor fan and light. Plumbed for automatic washing machine. Tiled flooring.

#### Separate W.C.

Consisting of a Low Flush W.C. and a pedestal wash hand basin.

### First Floor Accommodation:

#### Bedroom 1:

12'5" x 8'6" (3.8 x 2.6)  
Laminate flooring.

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#### Bedroom 2:

11'9" x 8'2" (3.6 x 2.5)  
Built in wall to wall slide robes.

#### Bedroom 3:

8'10" x 6'10" (2.7 x 2.1)

#### Bathroom:

7'6" x 6'10" (2.3 x 2.1)  
With a fitted white bath, pedestal wash hand basin and a Low Flush W.C. Fully tiled shower cubicle with electric shower. Extractor fan. Tiled flooring. Tiled walls.

#### Exterior Features:

Tarmac driveway to the side of the property. Concrete yard to the rear. Detached garage.

#### Detached Garage:

Roller door. Power points and lighting. Overhead storage. Provision for pedestrian side door.

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