

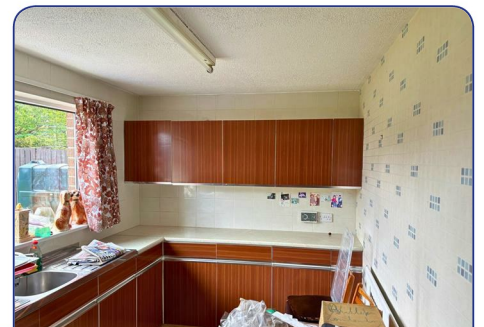
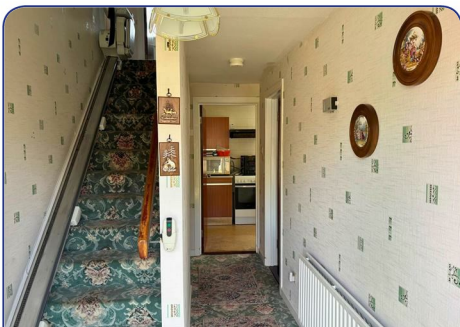
£195,000

FOR SALE



11 Scroggy Park, Limavady, BT49 0DE

- Semi-detached House with Attached Garage
- 4 Bedrooms/2 Receptions/2 Bathrooms
- UPVC Double Glazed Windows
- Oil Fired Central Heating
- Tarmac Driveway
- Excellent Family Home
- Private Enclosed Rear Garden
- Within Walking Distance of Local Amenities



DESCRIPTION:

This semi-detached family home is located in this well established location noted for its close proximity to local amenities. The property offers well laid out family accommodation to include three bedrooms and two receptions. It also benefits from an attached garage and a spacious enclosed rear garden. Viewing comes highly recommended.

LOCATION:

Leaving Limavady along Church Street, take right at the mini-roundabout onto Scroggy Road. Take the first right into Scroggy Park and number 11 is situated within this development.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

12'9" x 2'11" (3.9 x 0.9)

Lounge:

14'9" x 11'5" (4.5 x 3.5)

Kitchen/Dining:

14'1" x 7'6" (4.3 x 2.3)

with a range of eye and low level units, matching worktop, tiled around units, stainless steel sink unit, cooker point, extractor fan with light, strip lighting, cushion flooring.

Rear Porch:

with built-in cupboard.

Separate W.C.:

5'2" x 2'7" (1.6 x 0.8)

with low flush w.c.

Living Room:

12'9" x 10'9" (3.9 x 3.3)

with Parkray room heater (not tested).

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Staircase to First Floor Landing

Bedroom (1):

11'1" x 11'1" (3.4 x 3.4)

with built-in wardrobe.

Bedroom (2):

9'6" x 8'2" (2.9 x 2.5)

Bedroom (3):

10'9" x 6'10" (3.3 x 2.1)

Bedroom (4):

12'1" x 10'9" (3.7 x 3.3)

Shower Room:

7'6" x 4'11" (2.3 x 1.5)

having fully tiled shower cubicle with electric shower, pedestal wash hand basin, low flush w.c., tiled walls.

EXTERIOR FEATURES:

Enclosed garden to front of property laid in lawn with plants and shrubs.

Spacious enclosed rear garden laid in lawn with paved area. Outside Light & Tap.

Utility Room:

7'10" x 5'2" (2.4 x 1.6)

with power points and lighting, plumbed for automatic washing machine.

Boiler House

ANNUAL RATES:

£1119 as at 12/05/2026.

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