

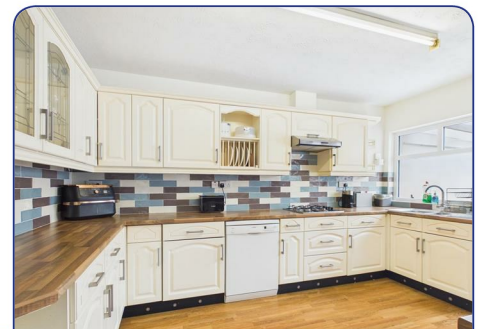
£225,000

FOR SALE



12 Grannagh Park, Limavady, BT49 0JR

- Semi-detached Chalet Bungalow
- 4 Bedrooms/2 Receptions/2 Bathrooms
- UPVC Double Glazed Windows & External Doors
- Gas Central Heating (Dual Heating System)
- Fitted CCTV
- Extensive Concrete Driveway
- Double Detached Garage
- Spacious Private Enclosed Garden



DESCRIPTION:

This four bedroom semi-detached chalet bungalow is located within a well sought after residential location. It is set on a spacious enclosed private site with large surrounding garden and benefits from a double detached garage. The property offers well laid out accommodation with two of the bedrooms and bathroom located on the ground floor. The property is within easy driving distance of Limavady and Coleraine. Viewing comes highly recommended.

LOCATION:

Leaving Limavady along the A2 Ballykelly Road, continue along this road until the roundabout, taking left onto the Windyhill Road. Continue on this road until the mini-roundabout and take left onto the Dowland Road. Take the third right turn into Grannagh Park and number 12 is the first house on the on the right hand side.

ACCOMMODATION TO INCLUDE:**Lounge:**

13'11" x 14'11" (4.25 x 4.57)
having attractive Marble fireplace with granite hearth, back boiler, coving around ceiling and centre piece, wood effect laminate flooring.

Kitchen:

10'4" x 13'10" (3.16 x 4.22)
with a wide range of cream painted eye and low level units, matching worktop, tiled around units, stainless steel sink unit, gas hob (connected to mains gas) and double oven, stainless steel extractor fan with light, space for fridge/freezer, plumbed for dishwasher, wine display rack, plate display rack, feature glass display unit with light, strip lighting, wood effect laminate flooring.

Dining Room:

8'5" x 13'10" (2.57 x 4.22)
with wood effect laminate flooring.

Utility Room:

11'2" x 8'6" (3.41 x 2.61)
with low level units, matching worktop, plumbed for automatic washing machine, space for tumble dryer, gas boiler, tiled flooring.

Bedroom (1):

8'5" x 11'8" (2.59 x 3.56)
with built-in wall-to-wall slide-robos.

Bedroom (2):

9'6" x 10'6" (2.92 x 3.21)
with built-in wardrobe.

Bathroom:

7'9" x 4'11" (2.37 x 1.52)
with three piece suite comprising of fitted bath with shower attachment, wash hand basin with low level vanity unit, low flush w.c. Also having fully tiled walls, tiled flooring.

Staircase to First Floor Landing:

with built-in cloaks, Velux window.

Bedroom (3):

13'11" x 14'3" (4.26 x 4.35)
with access to storage, Velux window.

Shower Room:

6'11" x 3'1" (2.13 x 0.96)
having fully tiled shower cubicle with electric shower, wash hand basin with low level vanity unit, low flush w.c. Also having recess down-lighters, cushion flooring.

Bedroom (4):

10'3" x 12'9" (3.14 x 3.91)
with access to storage, Velux window.

EXTERIOR FEATURES:

Set on a large private site with gardens laid in lawn to front, side and rear of property. Enclosed by pillared wall to the front with wooden gates and mature hedging to side and rear. Step up to feature paved patio area in rear garden. Outside lights to include sensor lights. Outside tap and power point.

Extensive concrete driveway with ample parking for a number of vehicles.

Detached Double Garage:

20'11" x 19'1" (6.40 x 5.84)
with roller doors, power points (to include 16 amp point) and strip lighting, pedestrian side door.

ANNUAL RATES:

£906.00 as at 13/05/2026.

Agent: Daniel Henry (Limavady)

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