

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Combined Kitchen-Dining-Living Space
 Two En-suite Bedrooms
 Hidden Study/Dressing Room in Bedroom 3
 Panoramic Views of Surrounding Countryside from First Floor
 UPVC Fascia/Soffit/Eaves/Gutters
 Easy Commuting to Limavady and Coleraine
 Situated along the Scenic Coastal Route and Short Drive to Benone Beach



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	58 D
39-54	E		
21-38	F		
1-20	G		

VIEWING STRICTLY BY APPOINTMENT ONLY

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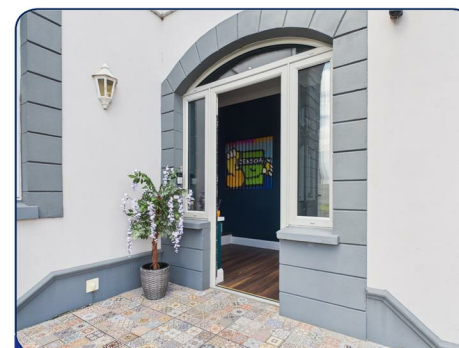
Offers In Excess
 Of £575,000

FOR SALE



2 Cherryvale Park, Limavady, BT49 9AH

- Detached House with Integral and Detached Garages
- Four Bedrooms/Three Receptions/Four Bathrooms
- UPVC Georgian Barr Double Glazed Windows
- Oil Fired Central Heating
- Finished to an Impeccably High Standard
- Extensive Tarmac Driveway Leading to Rear of Property
- Purpose Built Gym Suitable for a Number of Uses
- Private Enclosed Garden to Front, Side and Rear



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THE PROPERTY COMPRISES:

DESCRIPTION:

Set on spacious private site, this beautiful detached house is finished to an impeccable standard, offering all the luxuries of modern living, styled with elegance and boasting loads of character. It is situated a short distance from Limavady Town and also offers easy commuting to Coleraine. Benone Beach is just a short drive along the costal scenic route. The home offers spacious, well laid out family accommodation to include four bedrooms, two with en-suites and three reception rooms together with kitchen/living area which is the perfect entertaining space. The property enjoys a quiet cul-de-sac location of only three homes accessed by private laneway. Rarely do properties of this calibre come on the market for sale and viewing comes highly recommended to appreciate everything it has to offer.

LOCATION:

Leaving Limavady along the Seacoast Road, travel for approximately 2.5 miles. Just after the turn off for the Lomond Road, take left onto a private laneway and number 2 Cherryvale Park is facing at the bottom of the lane.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

15'1" x 6'2" (4.62 x 1.89)
approached by beautiful Mosaic design front door step and feature arch front door, solid wood flooring, coving around ceiling, recess down-lighters.

Separate W.C.:

6'1" x 3'11" (1.86 x 1.20)
with low flush w.c., pedestal wash hand basin, extractor fan, coving around ceiling, part tiled walls, tiled flooring.

Lounge:

18'3" x 19'1" (5.58 x 5.82)
having multi-fuel stove, coving around ceiling and centre piece, feature framed wall art, double glazed doors through to:

Sun Room:

11'6" x 22'6" (3.53 x 6.88)
having media unit with feature electric fire, points for wall light, feature ceiling beams, built-in benches/shelving, tiled flooring, UPVC double glazed doors to side garden, glazed door through to:

Family Room:

11'6" x 18'1" (3.51 x 5.52)
with built-in storage unit, coving around ceiling and centre piece, points for wall lights, Amtico flooring,

Kitchen/Dining/Living:

25'6" x 17'10" (7.79 x 5.44)
with a wide range of cream eye and low level units, matching granite worktop with up-stand, under-unit lighting, Franke stainless steel sink unit, built-in double oven, built-in fridge/freezer and dishwasher, bin cupboard. Centre island with low level units and gas hob, feature drop down ceiling with stainless steel extractor fan. Coving around ceiling, recess down-lighters, under-stair storage, tiled flooring. Living area having cream painted wooden fireplace with mirror, tiled inset and hearth, multi fuel stove.

Utility Room:

8'10" x 7'6" (2.70 x 2.29)
with eye and low level units, matching worktop, stainless steel sink unit, plumbed for automatic washing machine, space for tumble dryer, coving around ceiling, strip lighting, tiled flooring.

Feature Wide Staircase to First Floor Landing:

having view point seating area, coving around ceiling and centre piece, feature arches, walk-in shelved hot-press, carpet flooring.

Master Bedroom (1):

16'9" x 17'10" (5.11 x 5.45)
with built-in headboard, built-in wardrobes, coving around ceiling and centre piece, t.v and telephone points, carpet flooring. EN-SUITE: 2.81m x 2.06m having UPVC panelled shower cubicle with electric shower, ceramic wash hand basin with low level vanity unit, low flush w.c., extractor fan, feature wall mirror, recess down-lighters, fully tiled walls, tiled flooring.

Bedroom (2)/Dressing Room:

11'1" x 13'0" (3.40 x 3.97)
with coving around ceiling and centre piece, fully shelved with central drawer unit.

Bedroom (3):

10'0" x 19'4" (3.07 x 5.90)
with coving around ceiling and centre piece, carpet flooring, built-in wardrobes with opening into: STUDY/DRESSING ROOM: 1.77m x 2.97m with coving around ceiling and centre piece, carpet flooring. EN-SUITE: 1.86m x 1.81m having UPVC panelled shower cubicle with electric shower, pedestal wash hand basin, low flush w.c., extractor fan, fully tiled walls, tiled flooring.

Bedroom (4):

11'5" x 12'5" (3.49 x 3.80)
with coving around ceiling and centre piece, telephone point, built-in computer desk, carpet flooring. WALK-IN WARDROBE: 1.63m X 1.57m

Bathroom:

7'8" x 10'4" (2.35 x 3.17)
with four piece suite comprising of fitted bath with shower attachment, ceramic wash hand basin with low level vanity unit, low flush w.c., fully tiled shower cubicle with thermostatic shower. Also having extractor fan, stainless steel room heater, recess down-lighters, fully tiled walls, tiled flooring.

EXTERIOR FEATURES:

Spacious garden surrounds property, enclosed by high wooden fencing and mature hedging. Laid in lawn to front with ornamental lanterns and mature trees/bushes. Step-up to paved patio area to side of property with attractive flower bed. Extensive garden to other side of property laid in lawn.

Extensive tarmac driveway leading from front to rear of property with parking a for a large number of vehicles. Outside light & tap.

Enclosed dog pen to rear of gym. Wood Store behind detached garage.

Integral Garage:

16'0" x 17'10" (4.89 x 5.46)
with electric roller door, power points and strip lighting, window and pedestrian side door.

Detached Garage:

with roller door.

Gym:

(equipment not included) with fitted CCTV.

MAIN ROOM (1): 5.96m x 9.41m with carpet flooring, power points and strip lighting, UPVC ceiling, UPVC double doors to rear garden, UPVC windows and pedestrian side door.

ROOM (2): 6.08m x 4.81m with carpet flooring, power points and strip lighting, roller door. SEPARATE W.C.: with low flush w.c., wash hand basin with low level vanity unit. wood panelled ceiling, tiled flooring.

ROOM (3): 6.26m x 3.78m with carpet flooring, power points and strip lighting, UPVC window and pedestrian front door.

ANNUAL RATES:

£3251.00 as at 19/05/2026.

