

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY



Agent: **Daniel Henry (Limavady)**
32 Market Street Limavady BT49 0AA
Tel. 028 7776 2558
limavady@danielhenry.co.uk
www.danielhenry.co.uk

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

www.danielhenry.co.uk
www.propertypal.com

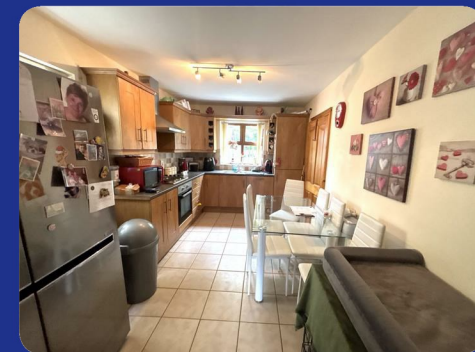


£174,950



5 Lettermire Mews, Londonderry, BT47 3FG

- Semi Detached House
- 3 Bedrooms / Kitchen / Lounge
- Oil Fired Central Heating
- UPVC Double Glazing
- Parking Available to the Front of the Property
- Excellent First Time / Investment Opportunity
- Easy Commuting Links



www.danielhenry.co.uk • 32 Market Street Limavady BT49 0AA • 028 7776 2558



THE PROPERTY COMPRISES:

Description:

Daniel Henrys are delighted to bring this excellent semi detached home to the market. Situated just off the new Glenshane Road, this home offers convenient links to both Derry and Limavady. With 3 bedrooms, kitchen and lounge, the home offers excellent family accommodation. Viewing is strictly by appointment only with the undersigned agent.

Location:

Travelling along the Glenshane Rd towards Derry, just after the turn off to Claudy, take a left onto the Gulf Rd and follow the road around over the bridge and drive until the end of the road. Turn left into Lettermire Mews and No. 5 is on your right hand side.

Ground Floor Accommodation:

Hallway:

18'0" x 6'6" (5.5 x 2.0)
Tiled flooring. Under stair storage. Telephone point.

Lounge:

18'0" x 11'1" (5.5 x 3.4)
Wooden fireplace with cast iron inset and tiled hearth.

Kitchen:

14'9" x 8'10" (4.5 x 2.7)
Fitted with a range of eye and level units with matching worktop. Tiled around units. Stainless steel sink unit. Built in hob and oven. Built in fridge. Plumbed for dishwasher. Wine display rack. Pelmet over window.

Utility Room:

9'6" x 4'11" (2.9 x 1.5)
Fitted with a range of low level units with matching worktop. Stainless steel sink unit. Tiled around units. Plumbed for automatic washing machine. Tiled flooring.

Separate W.C.

4'11" x 4'7" (1.5 x 1.4)
Consisting of a Low Flush W.C., pedestal wash hand basin and extractor fan. Tiled flooring.

First Floor Accommodation:

Bedroom 1:

11'1" x 10'9" (3.4 x 3.3)
Laminate flooring. Built in wardrobe.

En - suite:

9'10" x 3'3" (3.0 x 1.0)
Fully tiled shower cubicle with thermostatic shower. Low Flush W.C. Pedestal wash hand basin. Extractor fan. Tiled flooring.

Bedroom 2:

10'9" x 9'6" (3.3 x 2.9)
Laminate flooring. Juliet balcony with double UPVC doors.

Bedroom 3:

7'10" x 6'10" (2.4 x 2.1)
Laminate flooring.

Bathroom:

10'2" x 6'6" (3.1 x 2.0)
With a white bath. Pedestal wash hand basin. Low Flush W.C. Fully tiled shower cubicle with thermostatic shower. Extractor fan. Tiled flooring.

Exterior Features:

Tarmac car parking to the front of the property. Enclosed concrete rear yard.

