

£225,000

**FOR SALE**



92 Irish Green Street, Limavady, BT49 9AD

- Large Detached House
- 4 Bedrooms / Kitchen / 2 Living Rooms / 2 Bathrooms
- Large Town Centre Site
- Close Proximity to Local Schools
- Walking Distance to Shops and Amenities
- Tarmac Driveway
- Detached Garage



**Description:**

Daniel Henry Estate Agents are delighted to bring this detached town centre home to the market. Situated on a large site within walking distance of all local shops and amenities, this home is sure to attract attention. With four bedrooms and two reception rooms, the house offers excellent family accommodation. Viewing is strictly by appointment only with the undersigned agent.

**Location:**

Leaving Limavady along Irish Green St, No. 92 is situated on your left hand side just past St Marys Secondary School.

**Ground Floor Accommodation:****Entrance Porch:**

Tiled flooring. Glazed door through to hallway with side lights.

**Hallway:**

19'8" x 6'6" (6.0 x 2.0)

Carpet flooring. Telephone point.

**Separate W.C.**

Low Flush W.C. Wall mounted wash hand basin. Tiled flooring. Tiled walls.

**Kitchen:**

14'5" x 11'5" (4.4 x 3.5)

With a range of fitted eye and low level units with matching worktop. Tiled around units. Under unit lighting. Double drainer stainless steel sink unit. Built in hob and oven. Extractor fan and light. Built in fridge freezer. Glass display unit. Tiled flooring. Rayburn Royal range.

**Dining Room:**

10'5" x 11'5" (3.2 x 3.5)

Cushion flooring. Cloaks.

**Utility Area:**

6'2" x 3'3" (1.9 x 1.0)

Plumbed for automatic washing machine. Shelving. Tiled flooring.

**Lounge:**

13'9" x 11'5" (4.2 x 3.5)

With a tiled fireplace with a tiled inset. Points for wall lights. Carpet flooring. Coving around ceiling.

**Living Room:**

9'10" x 7'10" (3.0 x 2.4)

Cushion flooring. Tiled fireplace.

**First Floor Accommodation:****Bedroom 1:**

11'5" x 8'10" (3.5 x 2.7)

Carpet flooring. Built in wardrobe.

**Bedroom 2:**

15'8" x 10'9" (4.8 x 3.3)

Carpet flooring. Built in wardrobe.

**Bedroom 3:**

11'5" x 11'5" (3.5 x 3.5)

Carpet flooring. Wall mounted wash hand basin. Built in robe.

**Bedroom 4:**

6'10" x 6'2" (2.1 x 1.9)

Carpet flooring.

**Bathroom 1:**

7'10" x 4'3" (2.4 x 1.3)

With a white fitted bath, wall mounted wash hand basin and Low Flush W.C. Carpet flooring.

**Bathroom 2:**

5'10" x 5'10" (1.8 x 1.8)

Fitted bath with electric shower over bath. Wall mounted wash hand basin with vanity unit. Carpet flooring. Tiled walls.

**Separate W.C.**

5'1" x 2'11" (1.55m x 0.90m)

Low Flush W.C. Tiled flooring.

**Exterior Features:**

Tarmac driveway at the front and side of the property with parking for a number of cars. Front garden laid in lawn and bordered by mature plants and shrubs. Garden to the rear laid in lawn. Detached garage.

**Detached Garage**

25'11" x 12'5" (7.90m x 3.80m)

**Agent: Daniel Henry (Limavady)**

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