



4 Boucher Close Limavady, BT49 9DD



An excellent opportunity to own a beautiful 3 Bed semi-detached property located in a private town centre location in Limavady.

Located within walking distance of Limavady town centre, this property offers excellent living accommodation, and is finished to a high standard throughout.

The property has a spacious entrance hall, downstairs WC, living room with feature fire, kitchen, utility room, three well proportioned bedrooms and a family bathroom

Due to the excellent location and quality of finish internally this property is sure to appeal to a wide range of first time buyers or investors alike.

Asking price £149,950

Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

- 3 BED SEMI DETACHED
- PRIVATE TOWN CENTRE LOCATION
- EXCELLENT CONDITION THROUGHOUT
- DOWNSTAIRS WC
- UTILITY ROOM
- PRIVATE PARKING
- MAINS GAS HEATING
- SOUGHT AFTER LOCATION

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland		EU Directive 2002/91/EC 



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.