



## 36 Loughermore Road Limavady, BT49 9HY



Homepage Estate Agents are delighted to welcome this well presented bungalow set on a large site enjoying countryside living.

The accommodation comprises of an inviting reception hall with contemporary flooring, living room with open fire, modern kitchen design, rear porch, two generous bedrooms and a family bathroom.

This property has been recently modernised and is presented in immaculate order throughout which includes new kitchen, flooring, doors, woodwork and flooring offering bright and spacious living accommodation in a delightful setting.

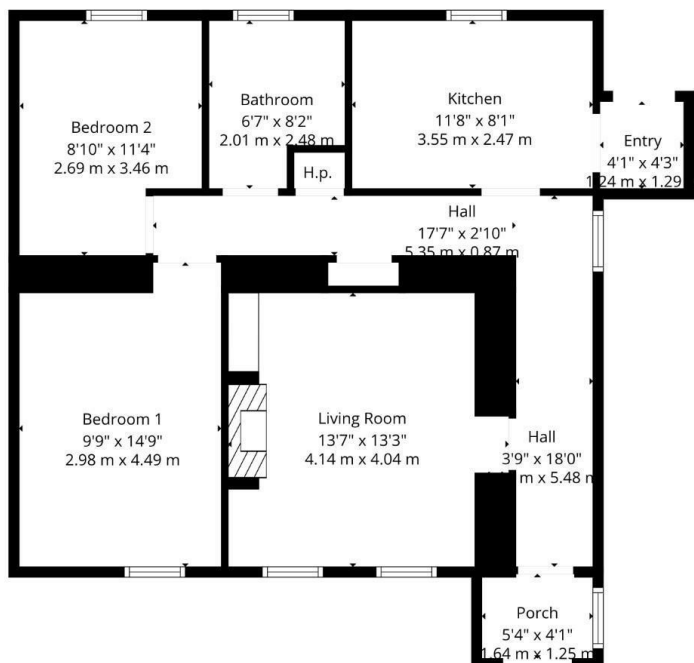
This recently refurbished home offers excellent living accommodation and outdoor space, and is sure to appeal to a wide range of buyers.

### Offers over £140,000

#### Viewing

Please contact our Homepage Estate Agents Office on 028 7187 6261 if you wish to arrange a viewing appointment for this property or require further information.





**TOTAL: 750 sq. ft, 70 m<sup>2</sup>**  
 1st floor: 750 sq. ft, 70 m<sup>2</sup>  
 EXCLUDED AREAS: PORCH: 22 sq. ft, 2 m<sup>2</sup>, UNDEFINED: 4 sq. ft, 0 m<sup>2</sup>, WALLS: 63 sq. ft, 6 m<sup>2</sup>  
 Floor Plan Created By Cubicra App. Measurements Deemed Highly Reliable But Not Guaranteed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Homepage Estate Agents  
 Tel: 028 7187 6261 | Email: info@homepageonline.co.uk  
 www.clickhomepage.online

