



## 94 Roe Mill Road Limavady, BT49 9BE



Homepage Estate Agents are delighted to offer this exceptional 4 bedroom family home.

This property is finished to an excellent standard throughout, with quality finishes and excellent workmanship, the property offers ample living and bedroom space for families to enjoy.

The property benefits from a spacious plot, driveway, private rear and side garden, raised lawns and privately enclosed with decorative fencing.

This large family home is perfectly located within walking distance to the town centre and close proximity to a multitude of local schools, amenities and the main commuter links.

Offering excellent living accommodation, stunning internal finishes and outdoor space this property is sure to appeal to a wide range of buyers.

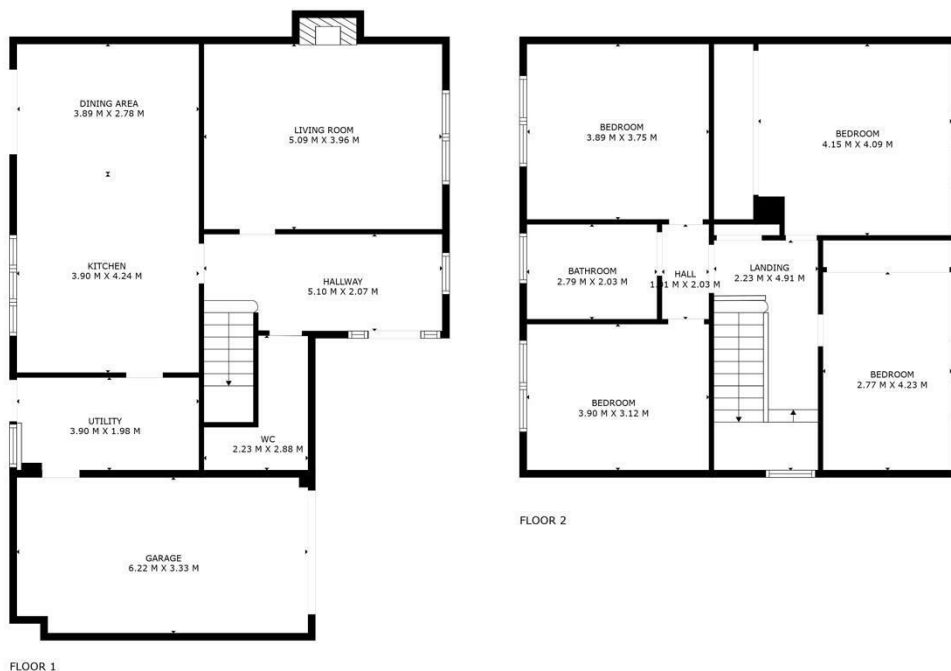
### Asking price £279,950

#### 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.



- LARGE 4 BEDROOM FAMILY HOME
- CIRCA 1,700 SQ FT
- 2 RECEPTION ROOMS
- CONTEMPORARY FINISHES THROUGHOUT
- BUILT-IN WARDROBES
- OIL HEATING WITH NEW CONDENSING BOILER
- DOUBLE GLAZING
- INTEGRAL GARAGE
- OFF STREET PARKING
- LARGE PRIVATE REAR GARDEN



FLOOR 1

FLOOR 2

**TOTAL: 170 m<sup>2</sup>**  
 FLOOR 1: 87 m<sup>2</sup>, FLOOR 2: 83 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 8 m<sup>2</sup>, FIREPLACE: 1 m<sup>2</sup>, WALLS: 12 m<sup>2</sup>

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 



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