



28 Boyle Place Limavady, BT49 9FF



Homepage Estate Agents are pleased to present this stunning detached family home, located in a much sought after development in Limavady. Constructed only three years ago and beautifully maintained, this property offers high spec, show home quality throughout.

Internally, the accommodation features three well proportioned bedrooms including a master with ensuite, a bright open plan kitchen/dining area with integrated appliances and a central island, a spacious reception room with media wall, and quality finishes such as luxury tiling and contemporary fixtures.

Externally, the home sits on a private corner site with an enclosed rear garden and patio, off street parking with driveway, and an outside playroom or office space with a covered jacuzzi area. Convenient to local amenities including shops, schools and public transport, this home is nicely positioned for both comfort and lifestyle.

Offering excellent living accommodation and outdoor space, and is sure to appeal to a wide range of buyers.

- DETACHED FAMILY HOME
- THREE BEDROOMS INCLUDING MASTER ENSUITE
- OPEN-PLAN KITCHEN / DINING WITH FEATURE ISLAND
- LUXURY BATHROOM WITH FREESTANDING BATH
- SPACIOUS LOUNGE WITH MEDIA WALL & ELECTRIC FIRE
- CONTEMPORARY FINISHES THROUGHOUT
- ENCLOSED REAR GARDEN WITH PATIO
- DETACHED GARDEN ROOM / PLAYROOM / OFFICE
- PRIVATE CORNER SITE
- SOUGHT AFTER LOCATION

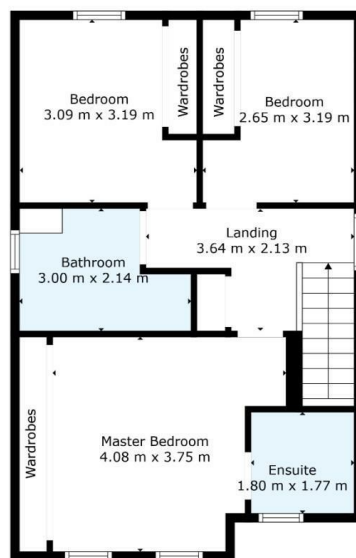
Offers around £232,000

28 Boyle Place

LIMAVADY



Floor 1



Floor 2

This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.



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 (CO₂) 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



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