



## 4 Tyler Park Limavady, BT49 0DS



Homepage Estate Agents are delighted to present this spacious detached chalet bungalow, occupying a large mature site within one of Limavady's most sought after residential locations.

Enjoying a fantastic south facing rear garden, this impressive home offers generous accommodation and an excellent layout ideal for family living.

The ground floor comprises a welcoming entrance hall, bright living room, separate dining room and additional family room, together with a spacious kitchen / dining area offering a good range of high and low level units. There are also two excellent ground floor bedrooms and a main family bathroom.

The first floor provides two further well proportioned bedrooms and a shower room, making this an ideal chalet bungalow layout for growing families or those seeking flexible accommodation.

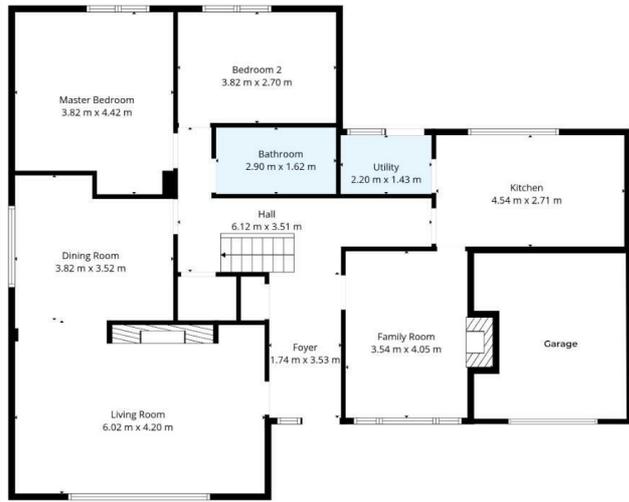
Externally the property benefits from an expansive driveway with excellent parking, integral garage and a superb enclosed south facing rear garden.

**Offers over £299,950**

- SPACIOUS DETACHED CHALET BUNGALOW
- LARGE 4 BEDROOM FAMILY HOME
- FANTASTIC SOUTH FACING REAR GARDEN
- TWO RECEPTION ROOMS PLUS DINING ROOM
- LARGE MATURE SITE
- EXPANSIVE DRIVEWAY WITH AMPLE PARKING
- OF CENTRAL HEATING AND HARDWOOD DOUBLE GLAZING
- INTEGRAL GARAGE
- SOUGHT AFTER LOCATION

# 4 Tyler Park

LIMAVADY



Ground Floor



First Floor

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) <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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

## Northern Ireland

EU Directive 2002/91/EC



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