



## 26 Jane's Valley Limavady, BT49 0EH



Occupying a prime cul-de-sac position within the ever popular Janes Valley development, this impressive detached bungalow presents a opportunity for those seeking single level living in a well established residential area.

Set on a spacious and private site, the home enjoys private rear & side gardens, generous off street parking.

Internally, the property is presented to a high standard throughout and offers well proportioned accommodation comprising a bright entrance hall, spacious living room with feature bay window and stove, and an open plan kitchen/dining area with patio doors leading out to the rear garden, with a separate utility room and back door access.

There are three bedrooms, including a generous master bedroom with ensuite, along with a contemporary main family bathroom finished with stylish tiling and fittings.

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

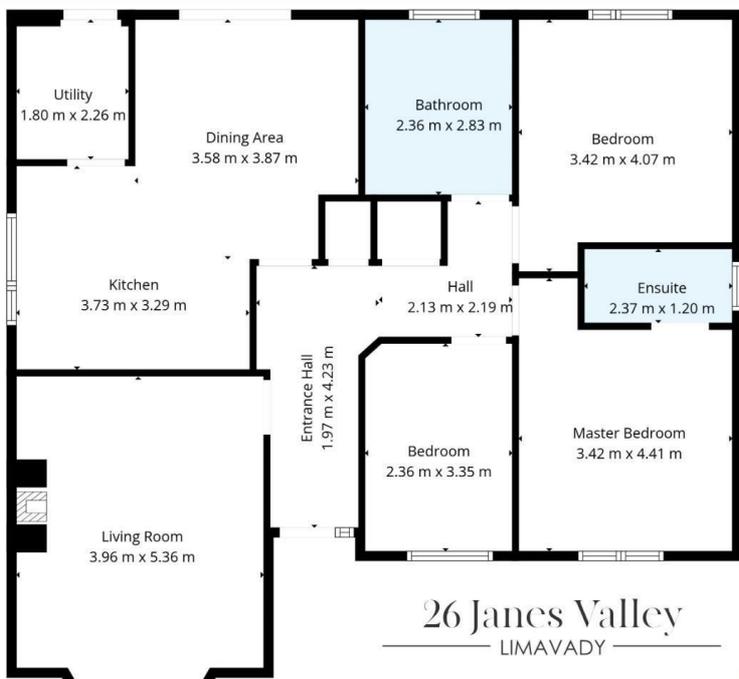
**Offers over £219,950**

### 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.

- DETACHED BUNGALOW IN QUIET CUL-DE-SAC
- SPACIOUS LOUNGE WITH BAY WINDOW
- MODERN KITCHEN WITH DINING AREA
- THREE WELL PROPORTIONED BEDROOMS
- MASTER BEDROOM WITH ENSUITE
- CONTEMPORARY MAIN BATHROOM
- SEPARATE UTILITY ROOM
- ENCLOSED REAR GARDEN
- PRIVATE END SITE
- SOUGHT AFTER LOCATION



**26 James Valley**  
LIMAVADY



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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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