



35 Lilac Avenue Limavady, BT49 0HS



Homepage Estate Agents are delighted to present this stunning recently renovated 3 bedroom property, finished to an exceptional standard throughout. Offering bright and stylish accommodation, this home is ideally suited to first time buyers, young families and investors alike.

The ground floor comprises a spacious living room with feature bay window, modern fitted kitchen with dining area and separate utility room, all finished to a high modern standard creating a superb turnkey home.

The first floor offers three well proportioned bedrooms together with a stunning contemporary family bathroom suite finished with freestanding bath and separate shower enclosure.

Externally the property benefits from a front lawn with paved pathway and enclosed rear tarmac garden providing excellent low maintenance outdoor space.

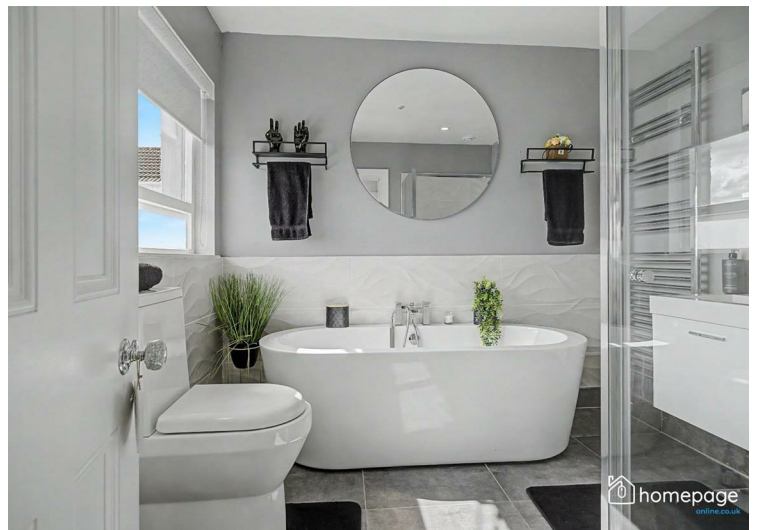
Offering excellent living accommodation and outdoor space this property is sure to appeal to a wide range of buyers.

Asking price £149,950

- RECENTLY RENOVATED 3 BEDROOM FAMILY HOME
- MODERN CONTEMPORARY FINISH THROUGHOUT
- SPACIOUS LIVING ROOM WITH BAY WINDOW
- MODERN FITTED KITCHEN
- SEPARATE UTILITY ROOM
- STUNNING FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- FRONT LAWN WITH PAVED PATHWAY
- POPULAR RESIDENTIAL LOCATION



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 (CO ₂) 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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