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**FOR SALE**

**34 Woodland Walk, Limavady, BT49 9EP**

Three Bedroom Mid Terrace House

# LOCATION / DESCRIPTION

The subject is situated within Woodland Walk, a popular residential location within Limavady, off the Ballyquinn Road convenient to all local facilities.

The subject 2 storey mid terrace comprises 3 bedrooms with kitchen / dining area and separate living room. Heating is by way of oil fired central heating.

Externally the property benefits from enclosed rear yard with lawned garden to the front.

# ACCOMMODATION

Description	Area sq m	Area sq m
<b>GROUND FLOOR</b>		
Living	14.44	155
Kitchen / Dining	13.00	140
<b>FIRST FLOOR</b>		
Bedroom 1	10.85	117
Bedroom 2	10.50	113
Bedroom 3	6.72	72
Bathroom	4.68	50
<b>TOTAL NET INTERNAL AREA</b>	<b>60.19</b>	<b>647</b>

# SALES DETAILS

PRICE: We are seeking offers over £98,500

TITLE: We assume the property is held under freehold title

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

Capital Value: £67,500

Estimated rates payable in accordance with LPS Website: £690.53

Please note that all perspective purchasers should make their own enquiries to confirm the Capital Value / rates payable.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**MICHAEL BURKE**

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**O'CONNOR KENNEDY TURTLE**

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