



1 St. Marys Close, Limavady, BT49 9AQ



- Ideal first time or investment buy.
- Immediate occupation available.
- Oil fired central heating.
- Upvc double glazed windows.





Benson's estate agents are delighted to list for sale this three-bedroom end of terrace home located in this quiet development just off Irish Green Street. Benefiting from a living room, kitchen/dining room, first floor bathroom, 3 bedrooms and enclosed garden to rear. Our selling agents encourage all potential buyers to register their interest early.

ACCOMMODATION COMPRISING

Entrance Hall

With tiled flooring, storage under stairs including wash hand basin and wc.

Lounge

With a Black fireplace with decorative wood surround.
4.19 m x 3.17 m

Kitchen/Dining Area

With a range of fitted eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer tap, tiling between worktops and flooring, built in electric hob, low level oven, extractor fan and spaces for fridge freezer.
3.58 m x 3.40 m

Utility Room

With eye and low level units, stainless steel sink unit, tiled around work tops and flooring, plumbed and spaces for washing machine/tumble dryer.
2.59 m x 1.63 m

First Floor

Landing with Hot press.

Bedroom 1

With wood laminate flooring.
3.73 m x 3.10 m

Bedroom 2

4.11 m x 2.34 m

Bedroom 3

2.64 m x 2.59 m

Bathroom

With bath, wc, wash hand basin, fully tiled walk in electric shower cubicle, tiled splash backs and flooring.

Exterior

Enclosed private garden to rear with off street parking. Useful shed to side of property.

Additional Info: Tenure: Rates: £931.38 pa as per LPS

Tenure: TBC

Broadband & Mobile Phone: see Ofcom checker for more details - <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons
9 Dunmore Street, Coleraine
Tel. 028 703043677/21133
www.bensonsni.com

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2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
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