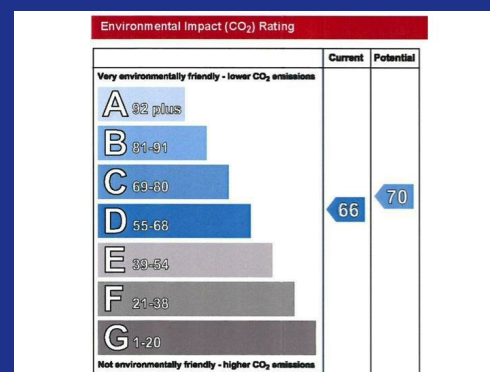
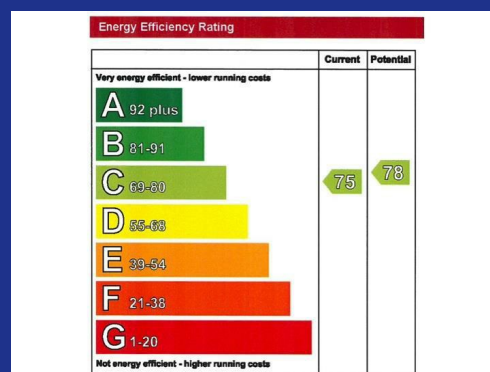


## SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Attractive Detached House Overlooking Communal Green Area  
Excellent Family Accommodation  
Superbly Maintained Throughout  
Master Bedroom with En-suite and Walk-in Dressing Room  
White Panel Internal Doors  
Fitted Security Alarm System  
Outside Light and Tap  
Excellent Location within Easy Walking Distance of Town



## VIEWING STRICTLY BY APPOINTMENT ONLY



Agent: **Daniel Henry (Limavady)**  
32 Market Street Limavady BT49 0AA  
Tel. 028 7776 2558  
limavady@danielhenry.co.uk  
www.danielhenry.co.uk

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)



**Daniel Henry**  
ESTATE AGENTS

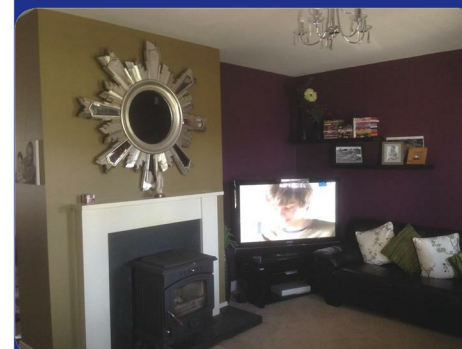
£199,950

FOR SALE



6 Abbeyfields, Dungiven, BT47 4UX

- Detached House with Integral Garage
- 4 Bedrooms/3 Bathrooms
- 2 Reception Rooms
- Attractive Spacious Kitchen/Dining
- Georgian Style UPVC Double Glazed Windows & External Doors
- Oil Fired Central Heating
- Drive-in Car Port
- Close to Local Town Amenities



[www.danielhenry.co.uk](http://www.danielhenry.co.uk) • 32 Market Street Limavady BT49 0AA • 028 7776 2558





## THE PROPERTY COMPRISES:

### DESCRIPTION:

Well appointed former detached show house built in 2008. This excellent family home boasts extremely well laid out accommodation to include four bedrooms, two receptions and large kitchen/dining area, all finished to an impeccable standard. The current owner has built an integral garage and car port to the side of property, benefiting the already impressive accommodation. Viewing is highly recommended and is strictly by appointment with the selling agent.

### LOCATION:

Leaving Dungiven along the main Chapel Road, passing the Spar shop on the left hand side, continue a short distance and just after the 30 MPH signs, turn left leading into Abbeyfields. Number 6 is situated within the first phase overlooking the communal green area.

### ACCOMMODATION TO INCLUDE:

#### Entrance Hall:

14'5" x 7'2" (4.4 x 2.2 )  
with tiled flooring.

#### Separate W.C.:

7'2" x 5'2" (2.2 x 1.6 )  
having low flush w.c., wall mounted wash hand basin, extractor fan, recess low voltage down lighters, tiled flooring.

#### Dual Aspect Lounge:

consisting of attractive Walnut style fireplace, piped for gas fire, French doors to enclosed rear garden.

#### Kitchen/Dining:

23'7" x 17'0" (7.2 x 5.2 )  
having an attractive range of white high gloss eye and low level units, Granite matching worktop, tiled around units, under-unit lighting, stainless steel sink unit, pelmet over window, 'Belling 900' gas hob and electric oven, stainless steel extractor fan with light, integrated fridge/freezer and dishwasher, feature glass display unit, recess low voltage down-lighters to ceiling, tiled flooring, French double doors leading to rear garden.

#### Utility Room:

8'10" x 5'10" (2.7 x 1.8 )  
having a range of eye and low level units, matching worktop, tiled around units, stainless steel sink unit, fitted washing machine and tumble dryer, tiled flooring.

#### Living Area:

17'0" x 12'1" (5.2 x 3.7 )  
having fitted fireplace.

#### 1/4 turn staircase to spacious first floor landing

#### Master Bedroom (1):

12'5" x 12'1" (3.8 x 3.7 )  
with television & telephone point. WALK-IN DRESSING ROOM: 2.4m x 2.1m. EN-SUITE: 2.4m x 2.1m having fully tiled shower cubicle with Power shower, wall mounted wash hand basin, low flush w.c., feature chrome heated towel rail, tiled flooring.

#### Bedroom (2):

17'0" x 10'2" (5.2 x 3.1 )

#### Bedroom (3):

12'9" x 8'6" (3.9 x 2.6 )  
having built-in mirrored slide-robe and work station.

#### Bedroom (4):

17'0" x 8'10" (5.2 x 2.7 )  
having built-in slide-robe.

#### Bathroom:

9'2" x 7'2" (2.8 x 2.2 )  
with four piece suite comprising of fitted bath, wall mounted wash hand basin, low flush w.c., fully tiled shower cubicle with electric shower. Also having extractor fan, feature wall mirror, recess low voltage down-lighters to ceiling, tiled flooring.

#### EXTERNAL FEATURES:

Attractive patio brick area to front of property with enclosed rear garden laid in lawn.

Drive-in Car Port: 4.8m x 4.5m

#### Integral Garage:

21'7" x 17'8" (6.6 x 5.4 )  
with insulated fully automatic door, power points and strip lighting, two double radiators, television point, tiled flooring, access to attic roof-space.

#### ANNUAL RATES:

£1331.75 as at 03/03/2016

