

£130,000

FOR SALE



22 Dunmore Place, Limavady, BT49 0AN

- Lounge/Kitchen-Dining/4 Bedrooms/3 Bathrooms
- Attractive Semi-detached House
- UPVC Georgian Bar Double Glazed Windows
- Gas Central Heating
- Impeccable Decorative Order Throughout
- Tarmac Driveway
- Spacious Enclosed Rear Garden
- Edge of Town Centre Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	80	81
D 55-68		
E 39-54		
F 21-38		
G 1-20		

## DESCRIPTION:

An exceptionally well presented four bedroom family home of recent construction. This home which is situated just on the edge of Limavady Town Centre is within walking distance of all local amenities. It has been extremely well finished and only by close internal inspection can one appreciate the high standard of finish. Viewing is by appointment with undersigned selling agent.

## LOCATION:

Leaving Limavady along Irish Green Street, take next left just past St. Marys High School and then take first left into Dunmore place. Number 22 is situated on the left-hand-side.

## ACCOMMODATION TO INCLUDE:

### Entrance Hall:

20'8" x 6'6" (6.3 x 2.0 )  
with tiled flooring.

### Lounge:

15'5" x 14'1" (4.7 x 4.3 )  
having alcove housing solid fuel stove.

### Kitchen/Dining:

14'1" x 14'1" (4.3 x 4.3 )  
having a range of Country Cream eye and low level units, matching worktop, tiled around units, under unit lighting, stainless steel sink unit, built-in gas hob and electric oven, stainless steel extractor fan canopy with light, built-in fridge/freezer, plumbed for automatic dishwasher, recess low voltage down lighters, tiled flooring.

### Utility Room:

7'10" x 7'6" (2.4 x 2.3 )  
having a range of low level units, matching worktop, stainless steel sink unit, tiled around units, plumbed for automatic washing machine, extractor fan, tiled flooring.

## Separate W.C.:

6'10" x 2'7" (2.1 x 0.8 )

having low flush w.c., pedestal wash hand basin, extractor fan, tiled flooring.

## Balustrade staircase to first floor landing

with walk-in cloaks.

## Bedroom (1):

13'5" x 12'9" (widest points) (4.1 x 3.9 (widest points))  
EN-SUITE: having fully tiled shower cubicle, low flush w.c., pedestal wash hand basin, extractor fan, part tiled walls, tiled flooring.

## Bedroom (2):

10'9" x 8'10" (3.3 x 2.7 )  
having built-in wall-to-wall slide-robos, built-in dressing table.

## Bedroom (3):

8'10" x 7'6" (2.7 x 2.3 )  
with wood effect laminate flooring.

## Bedroom (4)/Study:

8'6" x 8'2" (2.6 x 2.5 )  
with wood effect laminate flooring.

## Bathroom:

8'10" x 6'6" (2.7 x 2.0 )  
with four piece suite comprising of fitted bath, pedestal wash hand basin, low flush w.c., fully tiled shower cubicle with power shower. Also having extractor fan, part tiled walls, tiled flooring.

## EXTERIOR FEATURES:

Tarmac driveway to front of property for off street parking with small green area. Spacious enclosed rear garden laid in lawn with small paved area. Outside light & tap.

## ANNUAL RATES:

£921.48 as at 07/04/2016

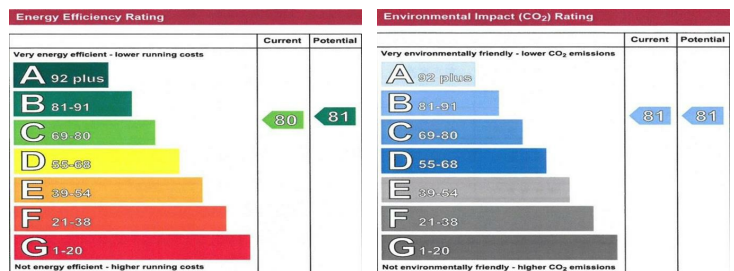
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