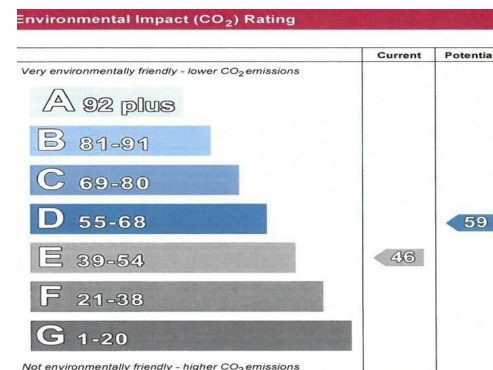
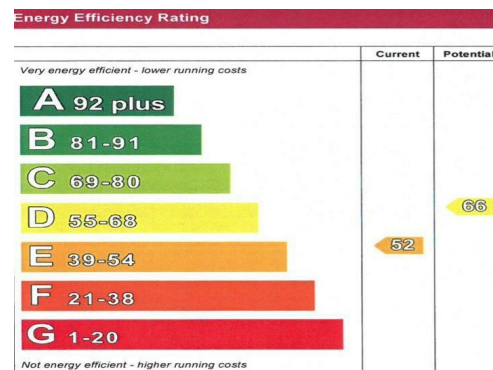


SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Property is Set within Circa 1/2 Acre Site
Excellent Family Home
Two Spacious Reception Rooms
Large Kitchen/Dining with Modern Fitted Units
Master Bedroom with En-suite
Five Bedrooms and Study
Pine Internal Doors
Fitted Security Alarm System
Mature Gardens Laid in Lawn



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Limavady)**
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Daniel Henry
ESTATE AGENTS

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ESTATE AGENTS

Offers around
£239,950

FOR SALE



164 Glenhead Road, Limavady, BT49 9LW

- Beautiful Detached Chalet Bungalow with Integral Garage
- 5 Bedrooms/2 Receptions/4 Bathroom
- Excellent Decorative Order Throughout
- uPVC Georgian Barr Double Glazed Windows
- Oil Fired Central Heating
- Situated on a Large Site with Extensive Tarmac Driveway
- Panoramic Views of Surrounding Countryside
- Rurally Appointed Location with Easy Commuting



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THE PROPERTY COMPRISES:

LOCATION:

Leaving Limavady along Catherine Street towards Ballykelly, take left onto the Baranailt Road, just past the entrance to the Roe Park Resort. Continue along this road for approximately 3 miles and then take left onto the Glenhead Road. Travel for approximately 1.25 miles and number 164 is situated along a laneway on the left-hand-side.

DESCRIPTION:

This beautiful detached chalet bungalow is situated on a private and spacious enclosed site just a short distance from Limavady. This property offers extensive family accommodation to include 5 bedrooms and 2 receptions, which have been well laid out and beautifully maintained by the current owners. Externally, the gardens have been well manicured, also having attractive stoned beds. This property offers the potential purchaser easy commuting to Limavady/Derry and we as the selling agents highly recommend internal inspection to appreciate everything this home has to offer.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

having telephone point, walk-in cloaks, solid Oak flooring.

Lounge:

16'0 x 14'0 (4.88m x 4.27m)
having Pine fireplace with cast iron inset and granite hearth, solid Oak flooring, Pine double doors leading to hallway.

Family Room:

16'4 x 11'6 (4.98m x 3.51m)
with solid Oak flooring, double doors to rear decked area.

Kitchen/Dining:

26'2 x 15'0 (7.98m x 4.57m)
having a range of attractive cream eye and low level units, granite worktops and splash-backs, Belfast sink unit, pelmet over window, integrated dishwasher, space for cooker and concealed extractor fan, feature wine rack, space for American fridge/freezer, central island with granite worktop, breakfast bar, feature corner window, recessed low voltage down-lighters, Slate tiled flooring.

Rear Porch:

with tiled flooring.

Utility Room:

11'6 x 5'4 (3.51m x 1.63m)
with low level units, matching worktop, stainless steel sink unit, plumbed for washing machine, part tiled walls.

Separate W.C.:

with low flush w.c., wash hand basin.

Bedroom (4):

14'4 x 11'8 (4.37m x 3.56m)

Bedroom (5):

13'8 x 11'4 (4.17m x 3.45m)
with walk-in wardrobe.

Shower Room:

10'10 x 8'2 (3.30m x 2.49m)
comprising of wash hand basin with low level vanity unit, low flush w.c., fully tiled shower cubicle with electric shower, Chrome heated towel rail, recessed low voltage down-lighters, extractor fan, part tiled walls, tiled flooring.

Open Tread Staircase to First Floor Landing

with shelved hot-press, access to storage.

Master Bedroom:

12'10 x 11'6 (3.91m x 3.51m)
with built-in mirrored slide-robos. EN-SUITE: comprising of fully tiled shower cubicle with electric shower, pedestal wash hand basin, low flush w.c., Velux window, part tiled walls, tiled flooring.

Bedroom (2):

15'6 x 15'0 (4.72m x 4.57m)

Bedroom (3):

13'6 x 12'8 (4.11m x 3.86m)

Study:

9'8 x 9'2 (2.95m x 2.79m)

Bathroom:

9'6 x 9'0 (2.90m x 2.74m)
with three piece suite comprising of fitted bath with shower attachment and Thermostatic shower over-head, pedestal wash hand basin, low flush w.c. Also having Chrome heated towel rail, extractor fan, part tiled walls, tiled flooring.

EXTERIOR FEATURES

Situated on large site with gardens to front, side and rear of property laid in lawn with mature trees and shrubbery. Tarmac driveway to accommodate a number of vehicles to front and side of property. Rear decked area.

Integral Garage:

21'10 x 13'0 (6.65m x 3.96m)
with roller door, power points and lighting, oil fired boiler.

ANNUAL RATES:

£1612.59 as at 24/04/2017

