

£169,950

FOR SALE



17 Annadale Park, Limavady, BT49 9BW

- Detached Chalet Bungalow
- Town Centre Location
- Excellent Residential Area
- 4 Bedrooms / Kitchen / Lounge
- Attached Garage
- Tarmac Driveway
- Oil Fired Central Heating



Location:

Leaving Limavady along Irish Green St, take right onto Rathbrady Rd and then first right into Massey Avenue. Take the first road on the right into Annadale Pk and No. 17 is situated directly in front of you.

Description:

Daniel Henry Estate Agents are delighted to bring this detached chalet bungalow to the market. Situated in the sought after development of Annadale Park within walking distance of the town centre, this four bedroom home is sure to attract a lot of interest. Early viewing is recommended to appreciate all this home has to offer. Viewing is by appointment only with the undersigned agent.

Ground Floor Accommodation:**Hallway:**

13'1" x 5'6" (4.0 x 1.7)

Laminate flooring. Built in cloaks. Pine ceiling.

Lounge:

23'7" x 20'0" (at widest points) (7.2 x 6.1 (at widest points))

L shaped lounge with open fireplace with tiled inset and tiled hearth. Laminate flooring. Built in shelving.

Kitchen:

15'1" x 11'9" (4.6 x 3.6)

Fitted with a range of eye and low level units with matching worktop. Tiled around units. Stainless steel sink unit. Built in hob and oven. Extractor fan and light. Glass display unit. Pelmet over window. Tiled flooring.

Conservatory:

13'1" x 8'2" (4.0 x 2.5)

Tiled flooring.

Bedroom 1:

13'9" x 11'9" (4.2 x 3.6)

Built in bedroom furniture. Laminate flooring.

Bedroom 2:

11'5" x 9'2" (3.5 x 2.8)

Solid flooring.

Bedroom 3:

8'2" x 8'2" (2.5 x 2.5)

Solid flooring.

Bathroom:

8'2" x 5'10" (2.5 x 1.8)

Fully tiled shower cubicle with electric shower. Low Flush W.C. Wall mounted wash hand basin. Chrome heated towel rail. Extractor fan. Tiled flooring. Tiled walls.

First Floor Accommodation:**Bedroom 4:**

15'8" x 11'1" (4.8 x 3.4)

Carpet flooring.

Exterior Features:

Tarmac Driveway to the front of the property. Garden at the front of the property laid in lawn. Rear garden laid in lawn. Attached garage. Small store at the rear of the garage.

Attached Garage:

17'8" x 9'10" (5.4 x 3.0)

With motorised roller door. Power points. Overhead storage.

Annual Rates:

Estimated Annual Rates: £1256.18 (April 2023)

Agent: *Daniel Henry (Limavady)*

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