

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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

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£99,950



FOR SALE

30 Church Street, Limavady, BT49 0BY

- End Terrace House
- 2 Bedrooms / Kitchen / Lounge
- Town Centre Location
- Oil Fired Central Heating
- uPVC Double Glazing



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## THE PROPERTY COMPRISES:

### Description:

**\*\*NEW TO THE MARKET\*\***

End of terrace home located in the town centre. This property has two bedrooms, kitchen and a lounge. Due to the proximity to local town amenities, this house is sure to attract a lot of interest. Viewing is by appointment only with the undersigned agent.

### Location:

Travelling along Limavady Main Street, drive straight ahead at the roundabout at Tesco, leading onto Church Street. Number 30 is located on the left hand side, just at the entrance to Crawford Square.

### Ground Floor Accommodation:

#### Hallway:

8'10" x 3'3" (2.7 x 1.0)  
Laminate flooring.

#### Lounge:

18'8" x 10'2" (5.7 x 3.1)  
Wooden fireplace with cast iron inset and tiled hearth. Cushion flooring. Under stair storage.

#### Kitchen:

10'9" x 6'6" (3.3 x 2.0)  
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. Plumbed for automatic washing machine. Plumbed for dishwasher. Cushion flooring. Pine ceiling.

### First Floor Accommodation:

#### Bedroom 1:

9'10" x 7'10" (3.0 x 2.4)  
Carpet flooring.

#### Bedroom 2:

11'1" x 8'2" (3.4 x 2.5)

### Bathroom:

5'10" x 5'6" (1.8 x 1.7)  
With a white fitted bath with electric red ring shower over bath. Pedestal wash hand basin. Low Flush W.C. Cushion flooring. Fully tiled walls with PVC panelling around the bath.

### Exterior Features:

Small enclosed and covered back yard.

