

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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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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£108,950

**FOR SALE**



**30 Benbradagh Avenue, Limavady, BT49 0AR**

- Semi Detached House
- 3 Bedrooms / Kitchen / Lounge
- Enclosed Rear Garden
- Oil Fired Central Heating
- UPVC Windows & Doors
- Close to Local Town Amenities



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## THE PROPERTY COMPRISES:

### Description:

This three bedroom semi-detached house is situated in a nice location, just off Irish Green Street and within walking distance of the Town Centre and local amenities. The property offers well laid out family accommodation and would make an ideal first time/investment purchase. It benefits from an enclosed rear garden.

### Location:

Leaving Limavady along Irish Green Street, continue past St. Mary's school and take left into Benbradagh Avenue. Take first right then take another right and number 34 is situated a short distance along on the left hand side.

### Ground Floor Accommodation:

#### Entrance Porch:

5'6" x 5'2" (1.7 x 1.6)  
Laminate flooring.

#### Hallway:

Carpet flooring.

#### Lounge:

16'8" x 11'9" (5.1 x 3.6)  
Wooden fireplace with tiled inset and tiled hearth. Carpet flooring.

#### Kitchen:

18'4" x 9'6" (5.6 x 2.9)  
Fitted with a range of eye and low level units with matching work top. Stainless steel sink unit. Built in hob and oven. Extractor fan and light. Pelmet over window with down lights. Tiled flooring.

### First Floor Accommodation:

#### Bedroom 1:

10'2" x 9'10" (3.1 x 3.0)  
Laminate flooring. Built in wardrobe.

#### Bedroom 2:

10'5" x 8'6" (3.2 x 2.6)  
Carpet flooring. Built in wardrobe.

#### Bedroom 3:

9'6" x 7'6" (2.9 x 2.3)  
Carpet flooring. Coving around ceiling.

#### Bathroom:

5'10" x 5'2" (1.8 x 1.6)  
Fully tiled shower cubicle with electric shower. Pedestal wash hand basin. Low Flush W.C. Extractor fan. Cushion flooring. Tiled walls.

#### Exterior Features:

Concrete driveway to the front of the property. Enclosed rear garden laid in lawn. Two stores at the rear. Small garden shed with electric (3.3m x 2.5m)

