



## 75 Dowland Road Limavady, BT49 0HR



This large detached family home offers potential buyers the opportunity to own a truly unique rural property with some superb internal features.

Ideally located on the Dowland Road this home is perfectly located for those wishing to avail of countryside living within easy access to the main arterial routes to Limavady (1.5 miles) or Coleraine (11miles) or Limavady (3.5miles).

Comprising of 3 large bedrooms, this property further boasts an open plan kitchen / living area, family size lounge, large family bathroom and separate utility room.

Externally the property boasts a stunning private setting with spacious stoned driveways to the front and side of the property . Perfectly manicured lawns lined with decorative planting hedgerows and trees . Decorative walling and paved seating areas including feature water fountains creating a perfect tranquil place to relax and enjoy.

This property has been recently modernised and is presented in immaculate order throughout offering bright and spacious living accommodation in a delightful setting and is sure to meet all the needs of today's modern family..

### Asking price £225,000

#### Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

- LARGE DETACHED FAMILY HOME
- 3 BEDROOM BUNGALOW
- 2 RECEPTION ROOMS
- OPEN PLAN KITCHEN
- OFCH
- BEAUTIFUL EXTERIOR & LAWNS
- RECENT MODERNISATION
- LARGE PRIVATE SITE



# 75 Dowland Road

LIMAVADY



This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## Northern Ireland

EU Directive 2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

## Northern Ireland

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