



## 38 Rose Park Limavady, BT49 0BF



Homepage Estate Agents are delighted to present this immaculate four bedroom, two reception, detached family home, conveniently located in one of Limavady's popular residential locations.

This detached chalet bungalow is presented in very high standard throughout and the ground floor accommodation comprises of a large reception hall, main lounge with open fireplace, three double bedrooms, modern kitchen, dining, open plan family room with feature wood burning stove, utility room leading to rear of the property, family bathroom and internal garage access.

The first floor benefits from spacious landing with integrated storage, master suite with spacious double bedroom, walk in wardrobe and ensuite bathroom, and access to spacious floored attic space.

This recently modernised property benefits from a spacious plot, accessed via private driveway with parking to the front, enclosed garden to the rear with fully paved patio leading from the family room, privately enclosed with boundary fencing.

Extending to circa 2,230 sq ft, this large detached property is finished to an excellent standard throughout. Offering excellent living accommodation and outdoor space this property is sure to appeal to a wide range of buyers.

### Offers over £294,950

#### Viewing

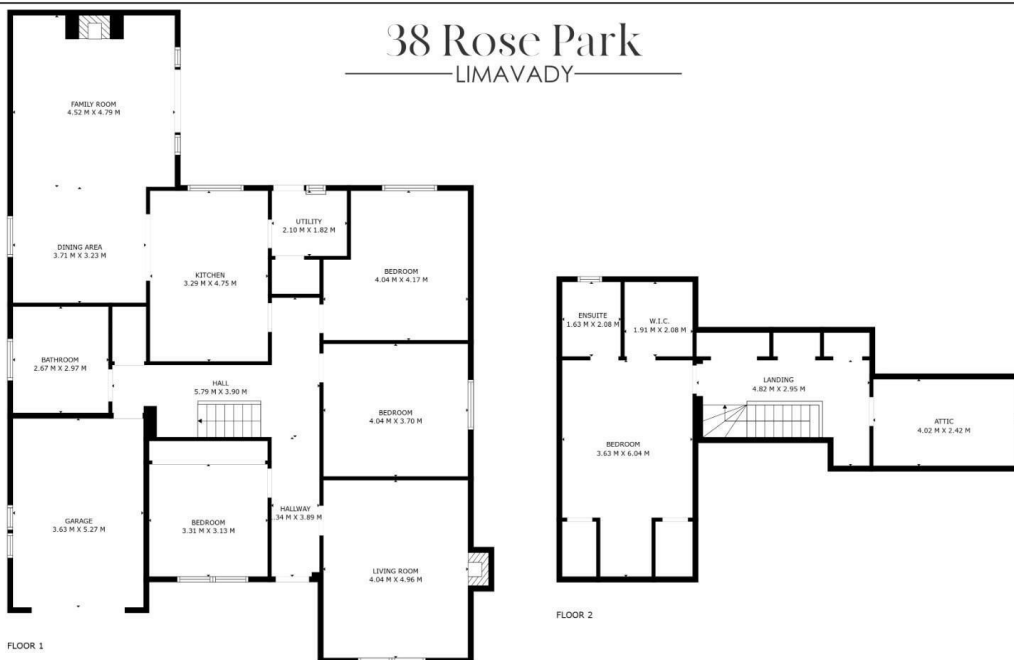
Please contact our Homepage Estate Agents Office on 028 7187 6261

if you wish to arrange a viewing appointment for this property or require further information.

- 4 BEDROOM DETACHED
- CHALET BUNGALOW
- LARGE FAMILY HOME
- RECENTLY MODERISED THROUGHOUT
- CIRCA 2,230 SQ FT
- 2 RECEPTION ROOMS
- STUNING INTERNAL FINISHES
- OIL FIRED CENTRAL HEATING
- INTEGRAL GARAGE
- PRIVATE ENCLOSED REAR GARDEN



# 38 Rose Park LIMAVADY



**TOTAL FLOOR AREA**  
circa 2,230 sq ft

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**

EU Directive  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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