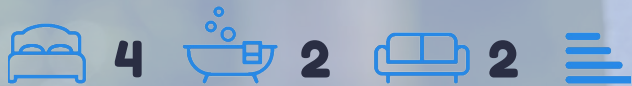


## 106 Broad Road Limavady, BT49 0QP



This large detached chalet bungalow offers potential buyers the opportunity to own a truly unique rural property with some superb internal and external features.

Boasting an elevated site and enjoying fabulous countryside views, this family home extends to circa 1,615 sq ft and comprises of open plan kitchen / dining, two large reception rooms, three bedrooms and family bathroom on the ground floor.

The first floor accommodation comprises of a landing with large master bedroom and ensuite.

Externally the property boasts a stunning private setting with spacious driveways to the front and side and rear. Mature lawns lined with decorative planting hedgerows and trees creating a perfect tranquil place to relax and enjoy.

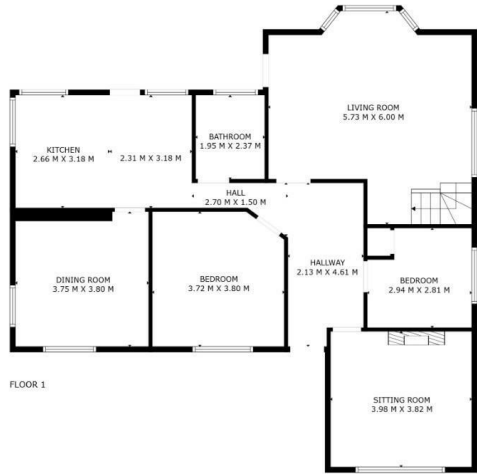
This property further benefits from substantial sheds & outbuildings with additional land extending to circa 2.50 acres to the rear.

This superb chalet bungalow which is in excellent decorative order throughout is conveniently located less than two miles from Limavady, leaving an easy commute to both Coleraine and Derry/Londonderry. Offering excellent living accommodation and outdoor space this property is sure to appeal to a wide range of buyers.

**Offers over £289,950**

- LARGE DETACHED FAMILY HOME
- CHALET BUNGALOW STYLE
- 3 BEDROOMS ON GROUND FLOOR
- 2 BATHROOMS
- LARGE RECEPTION ROOMS
- CIRCA 1,615 SQ FT
- CONTEMPORARY FINISHES THROUGHOUT
- PRIVATE SITE WITH ADDITIONAL CIRCA 2.5 ACRES
- LARGE OUTBUILDINGS & STORAGE
- STUNNING COUNTRYSIDE VIEWS





## 106 Broad 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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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.

Homepage Estate Agents

Tel: 028 7187 6261 | Email: [info@homepageonline.co.uk](mailto:info@homepageonline.co.uk)

[www.clickhomepage.online](http://www.clickhomepage.online)

