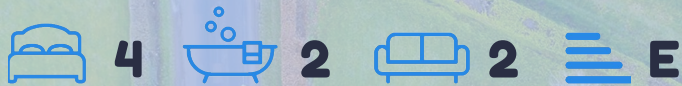




## 30 Terrydoo Road Limavady, BT49 0PF



This large family home offers potential buyers the opportunity to own a well presented detached bungalow extending to circa 1,873 sq ft. This exceptional property nestles on a private 0.4 acre site with excellent views in a choice rural location.

This home is perfectly located for those wishing to avail of countryside living within an easily commutable distance of the busy towns of Limavady or Coleraine.

Offering excellent family accommodation with four large bedrooms, one ensuite, two reception rooms which are further complemented by a converted garage for use as an annex plus a large detached double garage, all on a enclosed private site.

**Asking price £220,000**

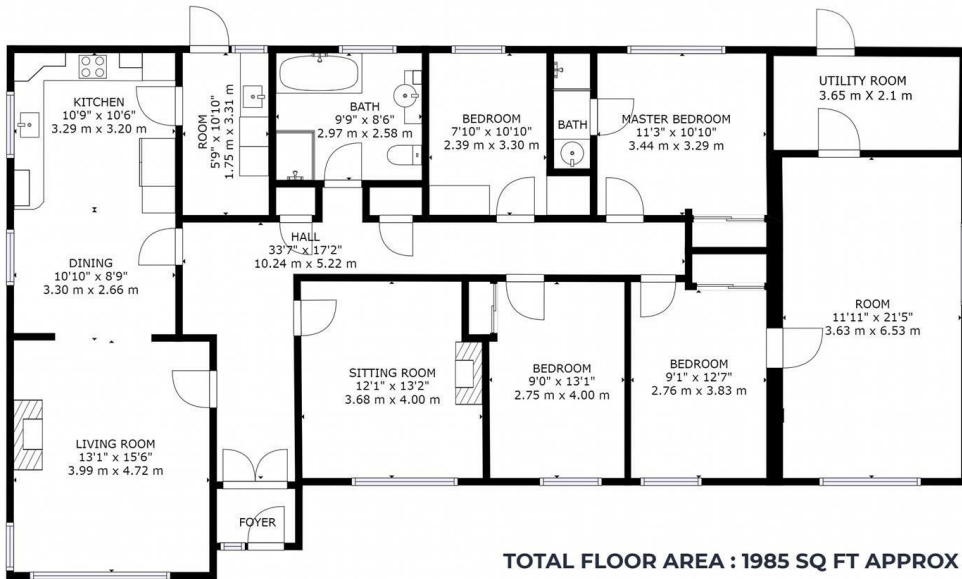
### Viewing

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

- Detached Four Bedroom with Two Reception
- Generous Private Site with Countryside Views
- Double Glazed Windows
- Oil Fired Central Heating
- Large Detached Double Garage
- Beautifully Presented Internally
- Close Proximity To Limavady, Coleraine & Commuter Link Roads To Ballykelly & Derry/Londonderry



# 30 Terrydoo Road, Limavady



The architectural perspective is for illustrative purposes only and as such, the floor plan shown may vary from the actual finish onsite. Plans are not to scale and all 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		
	<b>50</b>	<b>64</b>

## 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		
	<b>42</b>	<b>55</b>

## Northern Ireland

EU Directive 2002/91/EC



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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