



## 28 Castle Park Limavady, BT49 0SB



Homepage Estate Agents are delighted to offer for sale this spacious four bedroom family home, ideally positioned within the popular Castle Park development in Limavady.

The property offers flexible and adaptable accommodation, with a highly sought after ground floor bedroom and accessible shower room, making it ideal for a range of buyers including families, those requiring single level living, or multi-generational households.

Internally, the home comprises a bright living room with feature fireplace, a generous kitchen/dining area with an excellent range of units, and well proportioned living accommodation. The first floor hosts three additional bedrooms and a family bathroom.

Externally, the property benefits from a private driveway providing ample off street parking and a detached garage.

Situated in a well established residential area, the property is conveniently located close to local schools, shops and town centre amenities, making it an ideal family home.

### Offers around £174,950

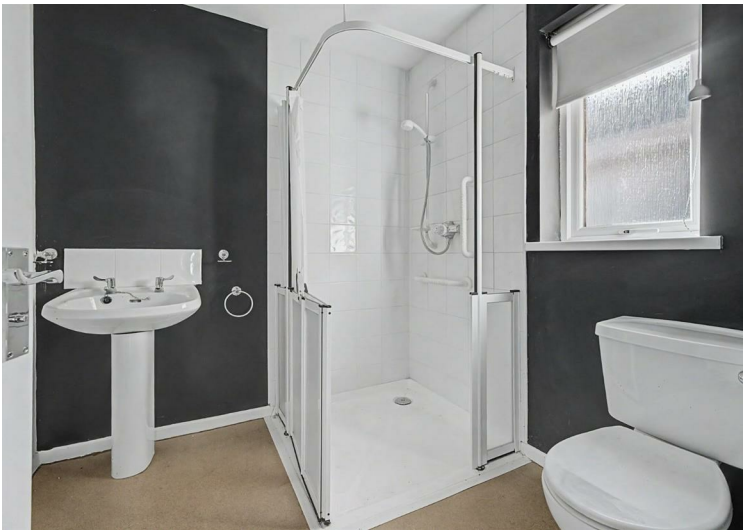
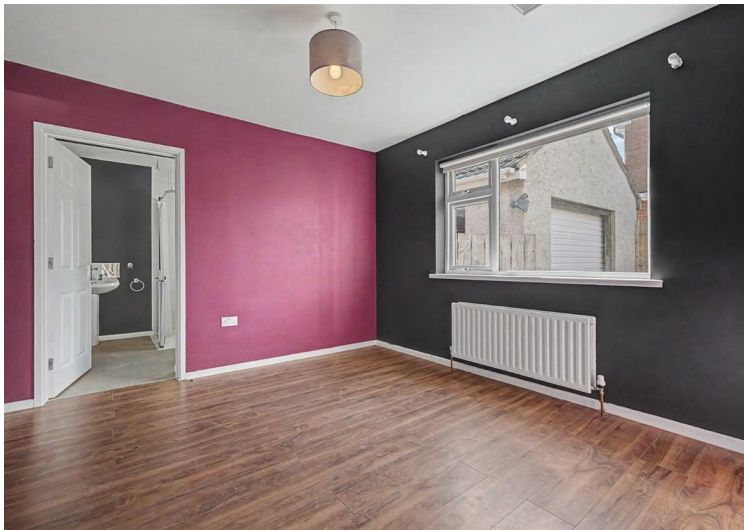
#### Viewing

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.

- FOUR BEDROOM SEMI-DETACHED HOME
- FLEXIBLE LAYOUT WITH GROUND FLOOR BEDROOM
- GROUND FLOOR ACCESSIBLE SHOWER ROOM
- SPACIOUS LIVING ROOM WITH FIREPLACE
- LARGE KITCHEN / DINING AREA
- THREE FIRST FLOOR BEDROOMS
- FIRST FLOOR FAMILY BATHROOM
- OIL FIRED CENTRAL HEATING
- DETACHED GARAGE & DRIVEWAY
- SOUGHT AFTER LOCATION

| 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 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 firms employment has the authority to make or give any representation or warranty in respect of the property.