



## 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

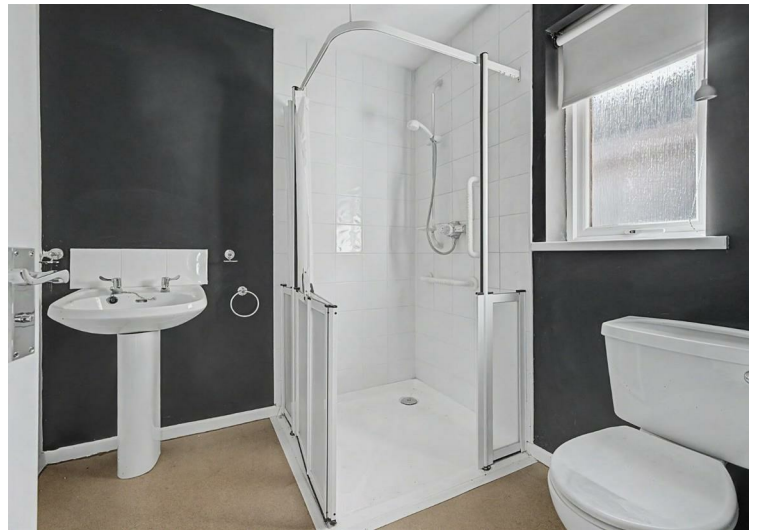
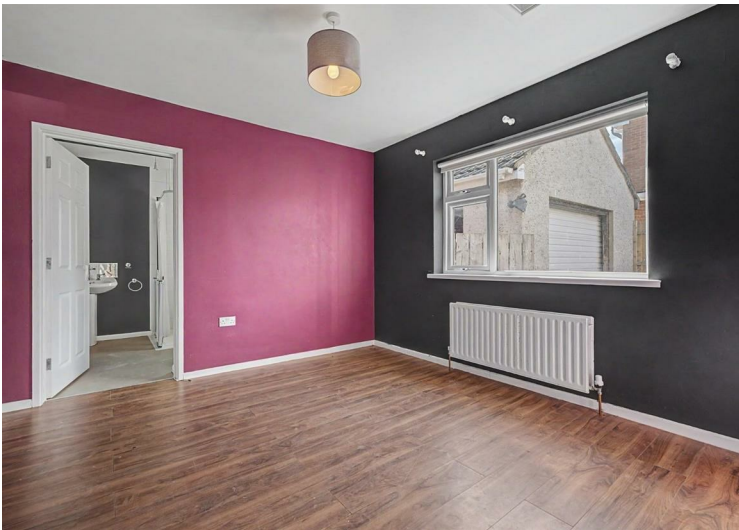
#### Viewing

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		
<b>Northern Ireland</b>		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>Northern Ireland</b>		EU Directive 2002/91/EC 



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