



## 40 Whitehill Park Limavady, BT49 0QE



Located in the sought-after Whitehill Park, this well-presented three-bedroom semi-detached property makes an ideal family home.

Accessed via a tarmac driveway providing parking for multiple vehicles, this well-maintained chalet bungalow offers generous living and sleeping accommodation, complemented by a large, private, enclosed rear garden.

With its spacious interior and attractive outdoor space, this property is sure to appeal to a wide range of first-time buyers and investors alike.

- 3 BEDROOMS
- CHALET BUNGALOW STYLE
- DOWNSTAIRS BEDROOM
- DOWNSTAIRS BATHROOM
- LARGE RECEPTION
- OFCH
- LARGE PRIVATE REAR GARDEN

**£179,950**

### Viewing

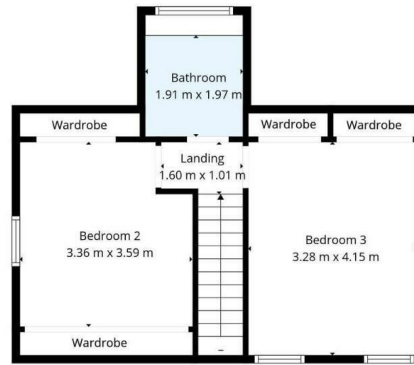
Please contact our Homepage Estate Agents Office on 028 7187 6261

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



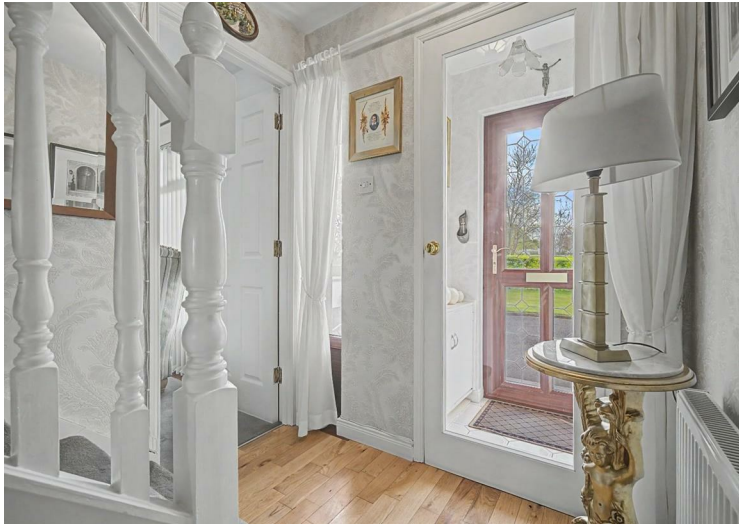


1st Floor



2nd Floor

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

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