



## 7 Rossmara Limavady, BT49 0UA



Very well presented 3 bedroom detached home with attached garage just off the popular Rossair Road.

An excellent first time buyer property or family home, with ample parking to the front, enclosed side and rear garden space. With well proportioned rooms throughout, separate utility room and garage.

- Detached Home
- Large garage
- Enclosed rear garden
- Private tarmac driveway

**Asking price £159,950**

### Viewing

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



#### Ground Floor Accommodation

Tiled entrance hall leading with understairs WC and carpeted landing and stairs.

#### Entrance hall

12'1" x 8'1" (3.7 x 2.47)

#### Living Room

15'6" x 11'10" (4.73 x 3.62)

Oak wooden floor, gas fire inset in feature fireplace, dimmer light switch and TV point

#### W C

4'2" x 4'7" (1.29 x 1.42)

Dark grey floor tile, toilet and pedestal sink

#### Kitchen

15'1" x 10'8" (4.62 x 3.27)

Grey floor tile, L shaped kitchen layout with high and low level units, splashback tiling, gas hob and oven with integrated fridge.

#### Utility

8'9" x 4'7" (2.68 x 1.4)

Tiled flooring, low level units stainless steel sink with splashback

#### First floor

Grey carpeted landing and stairs with separate hotpress

#### Bedroom 1

13'0" x 8'9" (3.98 x 2.68)

Double bedroom, carpet flooring, vertical window blinds and TV point

#### Bedroom 2

8'9" x 11'11" (2.69 x 3.65)

Double bedroom with carpet flooring and vertical window blinds

#### Bedroom 3

11'11" x 8'3" (3.64 x 2.53)

Double bedroom with grey carpeted flooring, vertical window blinds

#### Bathroom

6'10" x 8'9" (2.1 x 2.67)

Full height floor and wall contrast tiling, with contemporary low flush toilet, bath, quadrant shower cubicle with electric shower and vanity unit with inbuilt wash hand basin

#### Exterior

Accessed via tarmac driveway, attached garage with electric roller shutter door and rear PVC door.

Paved patio area with low wall planted in box hedging bordering grassed lawn to rear and both sides with close board fence on three sides.

#### 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		
	51	63

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		
	47	60

Northern Ireland

EU Directive  
2002/91/EC



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Homepage Estate Agents

Tel: 08000465102 | Email: [info@clickhomepage.online](mailto:info@clickhomepage.online)

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

