



## 30 Petrie Place Limavady, BT49 0GB



Homepage Estate Agents are delighted to offer this exceptional 4 bedroom detached family home, within the much sought after Petrie Place development.

This large bungalow is finished to an excellent standard throughout with high quality finishes and excellent workmanship, the property offers ample living and bedroom space for families to enjoy.

The property consists of spacious entrance hall, open plan kitchen / dining, 2 large reception rooms, 4 double bedrooms (one ensuite) and a family bathroom.

This property further benefits from a spacious plot, prominent driveway, large private rear garden laid out in lawn, astoturf and decorative stones, enclosed with boundary fencing, shrubbery and laurel hedging.

Offering excellent living accommodation and exceptional condition internally, this beautiful family home will appeal to a wide range of buyers.

**Offers over £274,950**

### 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.

- LARGE 4 BEDROOM BUNGALOW
- DETACHED FAMILY HOME
- 2 RECEPTION ROOMS
- OPEN PLAN KITCHEN / DINING
- 3 BATHROOMS
- GAS HEATING
- AMPLE STORAGE
- EXCEPTIONAL STANDARD THROUGHOUT
- LARGE / PRIVATE SOUTH FACING GARDEN
- SOUGHT AFTER LOCATION



# 30 Petrie Place

LIMAVADY



This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and 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		

## Northern Ireland

EU Directive 2002/91/EC

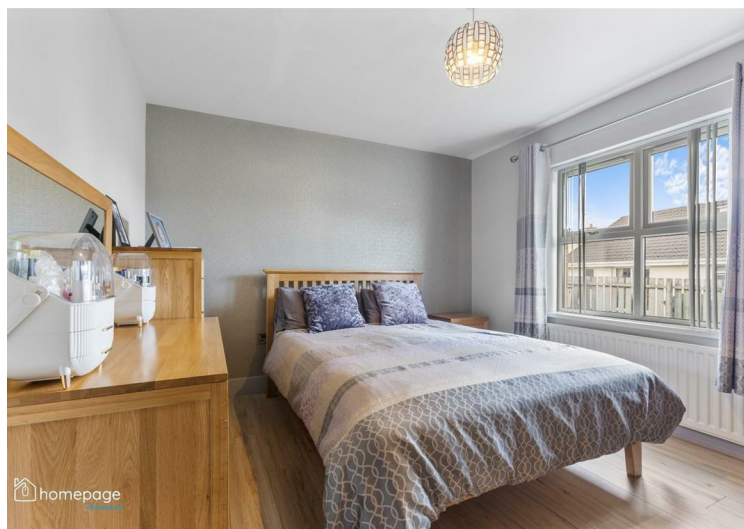


## Environmental Impact (CO<sub>2</sub>) Rating

	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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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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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