



100 Windyhill Road

Limavady, BT49 0QY

POA



We are pleased to offer for sale this exceptional 5 bedroom detached property with additional 3 bedroom Annex with separate kitchen, living and sun room areas.

Set within an approx. 0.8 acre mature site, this entire property extends to approx. 4,120 sq ft, which offers external workshop/garage and rear yard.

Nestled amongst mature landscaped gardens the property is accessed via private tarmac driveway, with parking to front and side, gardens to front, enclosed side garden with paved walkways, and large raised south facing patio area.

Ideally located on the Windyhill Road this home is perfectly located for those wishing to avail of countryside living within an easily commutable distance of the busy towns of Coleraine (10miles) or Limavady (3.5miles).

- Large mature gardens
- Separate 3 Bed Annex
- Paved Patio Area
- Large workshop/garage
- 6.5Kw Solar panel system

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Ground floor (main property)

Entrance Hall

27'2" x 8'9" (8.29 x 2.68)

Large open entrance hall with beautiful marble floor tiling, 15Kw feature wood burning stove, open back traditional staircase and double glazed doors leading to kitchen dining area.

Living Room

16'4" x 14'7" (4.98 x 4.46)

Grey laminate flooring, natural sandstone fireplace and hearth with 3Kw wood burning stove, feature floral wallpaper and TV point

Sitting Room

14'0" x 13'8" (4.27 x 4.18)

Newly redecorated with grey laminate flooring, open fire in grate with stone effect composite fireplace black granite hearth and TV point.

Kitchen / Dining

27'9" x 11'1" (8.47 x 3.38)

Double glass doors leading from entrance hall, cream porcelain floor tiles, U shape kitchen layout with solid maple shaker style painted doors, quartz composite worktops, glass splash backs, Belling oven and electric hob, Beko dishwasher, Zanussi 50/50 fridge freezer.

Glazed double patio doors leading from dining area to large paved patio area.

Bathroom

11'0" x 6'1" (3.37 x 1.87)

Grey slate effect porcelain floor tile, traditional bath, pedestal wash hand basin & toilet with square shower cubicle tiled in white.

Bedroom 4

13'5" x 10'8" (4.1 x 3.27)

Double bedroom with carpeted flooring, Venetian window blinds and TV point

Bedroom 5

10'5" x 13'1" (3.18 x 4)

Currently used as a home gym with carpeted flooring, broken brick effect feature wallpaper and TV point.

WC

6'6" x 5'4" (2 x 1.65)

Victorian patterned floor tiling, low flush contemporary toilet and wash hand basin.

Utility

7'8" x 12'4" (2.36 x 3.78)

L shaped units, with washing machine and tumble dryer, stainless 1 1/2 sink, high level units and full height cupboard storage.

First floor (main property)

Master bedroom

14'8" x 14'7" (4.48 x 4.47)

Large double bedroom with carpeted flooring, TV point, Venetian blinds and ensuite bathroom

Ensuite

10'4" x 8'8" (3.16 x 2.65)

White floor and wall tiling, contemporary low flush toilet, floating wash hand basin, rectangular shower cubicle with electric and system showers.

Dressing room

14'0" x 8'11" (4.27 x 2.74)

Carpeted flooring, with built in hanging rails on two sides, shelving and cupboard space with LED downlighters.

Bedroom 2

15'10" x 13'5" (4.85 x 4.1)

Large double bedroom with wood effect laminate flooring and two Velux windows

Bedroom 3

14'7" x 8'3" (4.47 x 2.52)

Carpeted flooring and Venetian blinds

Ground floor (annex)

Living room

14'6" x 12'8" (4.43 x 3.88)

Carpeted flooring, inset wood burning stove with back boiler to heat water and radiators, double doors leading to kitchen dining area and TV point.

Tel: 08000465102

Kitchen / Dining

19'9" x 8'9" (6.02 x 2.67)

Porcelain tiled flooring leading to utility and sunroom. Kitchen with quartz composite worktops, integrated Bosch eye level oven and CDA microwave/grill, Zanussi induction hob and Bosch integrated dishwasher.

Sunroom

8'9" x 9'9" (2.67 x 2.98)

Tiled flooring, accessing paved patio, and overlooking mature enclosed rear gardens.

Utility

9'3" x 4'10" (2.84 x 1.48)

Work bench with high level unit and plumbed washing machine

Master bedroom

13'2" x 12'7" (4.03 x 3.85)

Textured carpeted flooring, TV point, Venetian blinds and ensuite bathroom.

Ensuite / Downstairs bathroom

8'8" x 7'6" (2.66 x 2.31)

Accessed from bedroom and from main hallway, ensuite is tiled wet room style with grey tiling, dual head shower, low flush toilet, white wash hand basin with built in vanity unit.

First floor (annex)

Bedroom 2

Large double bedroom in L shaped layout with space for seating area. Carpeted flooring with three Velux windows, and built in closet storage.

Bedroom 3

Carpeted flooring, L shaped layout with skylight windows.

Bathroom

8'1" x 5'5" (2.47 x 1.67)

Mosaic style floor tiling, contemporary white bathroom suite including low flush toilet, wash hand basin, and tiled shower cubicle with electric shower.

Exterior

The entire site is enclosed in mature hedging and tree lined driveway, with lawn garden to the front with tarmac driveway and parking to front and side.

South facing raised patio area, accessed from dining area and also annex sunroom. The paved patio is surrounded in metal railing with paved steps to planted side garden which benefits from paved walkways and mature planting.

The rear of the property accesses to stoned yard area with, large workshop/garage space, with electric roller shutter door and 6.5Kw solar panels to roof, suitable for small business/workshop setup.





Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		80	81
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		73	74
EU Directive 2002/91/EC			

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