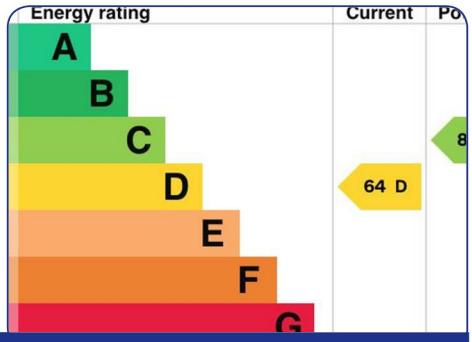
Daniel Henry
ESTATE AGENTS

£180,000

9 Bridgehouse Court, Ballykelly, BT49 9HR

- Semi-detached House with Integral Garage
- 4 Bedrooms/Lounge/4 Bathrooms
- Oil Fired Central Heating (not tested)
- UPVC Double Glazed Windows & External Doors
- Parking Available to Front of Property
- Small Enclosed Rear Yard
- Well Sought After Private Residential Location
- Within Walking Distance of Local Amenities



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PUBLIC NOTICE:
9 Bridgehouse Court, Ballykelly, BT49 9HR

We are acting in the sale of the above property and have received an offer of £175,000 on the above property.
Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts take place.

DESCRIPTION:
This three storey townhouse is located within a quiet residential development in Ballykelly Village, just a short walk to local shops and village amenities. The property offers spacious accommodation laid out over three floors with two en-suite bedrooms and integral garage.

LOCATION:
Travelling through Ballykelly towards Greysteel, continue past the filling station and turn right onto Station Road, and then immediate right into the Bridgehouse Court. Number 9 is situated at the bottom right hand corner.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

Separate W.C.
with low flush w.c., pedestal wash hand basin, tiled flooring.

Integral Garage:
15'8" x 8'10" (4.8 x 2.7)
with roller door, power points and lighting.

Bedroom (4)/Office:
13'5" x 9'2" (4.1 x 2.8)
with wood effect laminate flooring.

Utility Room:
11'5" x 7'6" (3.5 x 2.3)
with low level units, stainless steel sink unit, plumbed for automatic washing machine, space for tumble dryer, tiled flooring, UPVC patio doors to rear garden.

3/4 turn staircase to first floor landing:

Lounge:
19'8" x 11'5" (6.0 x 3.5)
with feature fireplace, wood flooring.

Kitchen/Dining:
18'8" x 9'2" (5.7 x 2.8)
with a range of Maple effect eye and low level units, matching worktop, tiled around units, stainless steel sink unit, plumbed for dish washer, feature glass display unit, feature glass block wall, tiled flooring, UPVC patio doors.

Bathroom:
11'9" x 7'6" (3.6 x 2.3)
having three piece suite comprising of fitted bath with shower attachment, pedestal wash hand basin, low flush w.c. Also having extractor fan, tiled flooring.

3/4 turn staircase to second floor landing:

Bedroom (1):
17'8" x 11'1" (5.4 x 3.4)
with built-in slide-robe. EN-SUITE: 2.6 m x 1.5 m having three piece suite comprising of fully tiled shower cubicle with electric shower, pedestal wash hand basin, low flush w.c., extractor fan, tiled flooring.

Bedroom (2):
11'9" x 9'10" (3.6 x 3.0)
with double built-in wardrobe. EN-SUITE: 2.6 m x 1.2 m having three piece suite comprising of fully tiled shower cubicle with electric shower, pedestal wash hand basin, low flush w.c., extractor fan, tiled flooring.

Bedroom (3):
11'9" x 9'2" (3.6 x 2.8)
with built-in wardrobe.

EXTERIOR FEATURES:
Pavia brick driveway for parking to front of property.

Enclosed rear yard with wooden decked area.

ANNUAL RATES:
£1381.00 as at 25/03/2026.

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Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:
1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.