

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Beautiful Family Home with High Quality Finish
Open Plan Kitchen/Dining Leading to Living Area
En-suite Master Bedroom with Dressing Room
Beam Vacuum System
Blinds & Light Fittings Included in Sale
Radiator Covers Included in Sale
Feature Stable Back Door
Garage Currently Fitted Out for Hairdressers
Large Shed with Separate Access via Adjoining Laneway



Daniel
Henry
ESTATE AGENTS

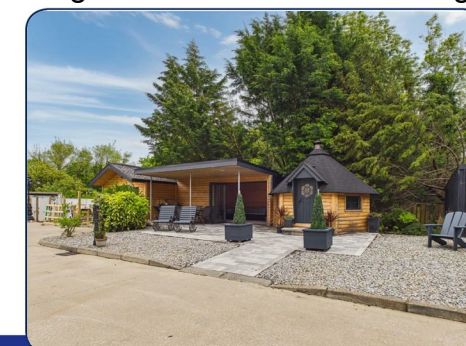
Offers around
£575,000

FOR SALE



42 Loughermore Road, Ballykelly, BT49 9HY

- Detached House in Rural Location
- 3 Bedrooms/3 Receptions/3 Bathrooms
- UPVC Double Glazed Windows
- Oil Fired Central Heating
- Ash Architrave, Skirting & Staircase
- Fully Automatic Electric Gates Opening onto Tarmac Driveway
- Entertaining Area with Log Cabin & BBQ Hut
- Set on a Large Site with Detached Garage and Large Shed



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Daniel Henry (Limavady)**
32 Market Street Limavady BT49 0AA
Tel. 028 7776 2558
limavady@danielhenry.co.uk
www.danielhenry.co.uk

Daniel
Henry
ESTATE AGENTS

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.

www.danielhenry.co.uk
www.propertypal.com

THE NATIONAL ASSOCIATION
OF
NAEA
ESTATE AGENTS

ARLA
Association of
Residential Letting Agents

www.danielhenry.co.uk • 32 Market Street Limavady BT49 0AA • 028 7776 2558



THE PROPERTY COMPRISES:

DESCRIPTION:

This beautiful detached home, know as 'Ferndale' is set on a rural location on the outskirts of Ballykelly Village, with easy commuting to both Ballykelly and Limavady. The property occupies a large site and comes with a number of outbuildings to include a luxury log cabin with sauna. Much thought and effort has been put into the finish of this home, providing a high quality of finish which is evident on entering. With excellent family accommodation to include three bedrooms and three receptions, together with a modern kitchen/dining, this will make a perfect family home. Viewing comes highly recommended to appreciate everything this home has to offer.

LOCATION:

Travelling through Ballykelly Village, just after the bridge, take a left on to the Loughermore Road. Proceed along this road for approximately 3 miles and number 42 is located on the left hand side.

ACCOMMODATION TO INCLUDE:

Entrance Porch:

approached by feature arched frame wooden double doors, tiled flooring, coving around ceiling, recess down-lighters, arch through to:

Hallway:

17'7" x 11'4" (5.38 x 3.47)
with coving around ceiling and centre piece, telephone point, points for wall lights, tiled flooring.

Lounge:

14'4" x 15'0" (4.39 x 4.58)
having cast iron fireplace with tiled hearth, coving around ceiling and centre piece, attractive framing around windows, wood effect laminate flooring.

Kitchen/Dining Area

13'10" x 29'7" (4.23 x 9.02)
having a wide range of attractive cream eye and low level units with curved edges, matching granite worktop with up-stand, Belfast sink unit, built-in gas hob and electric oven, extractor fan with light, built-in fridge and microwave, plumbed for dishwasher, built-in bins, centre island with low level units and granite worktop, feature bulkhead ceiling above island with LED lighting, feature framed windows, recess down-lighters, tiled flooring.

Living Area:

12'9" x 13'10" (3.89 x 4.24)
with feature built-in electric fire and framed windows, recess down-lighters, tiled flooring.

Family Room

13'7" x 15'2" (4.15 x 4.64)
having attractive reclaimed brick fireplace with wooden over-mantles, wood burning stove, feature textured wall and arched windows, tiled flooring.

Utility Room:

7'10" x 11'1" (2.41 x 3.39)
with cream eye and low level units, matching worktop, tiled around units, stainless steel sink unit, plumbed for automatic washing machine, built-in freezer, coat rail, strip lighting, tiled flooring.

Separate W.C.:

3'10" x 7'9" (1.17 x 2.38)
with low flush w.c., pedestal wash hand basin, tiled flooring.

Rear Porch:

3'7" x 6'9" (1.11 x 2.07)
with recess down-lighters, tiled flooring.

Ash Balustrade 3/4 Turn Staircase to First Floor L

with coving around ceiling and centre piece, points for wall lights, dormar window, walk-in hot-press, wood effect laminate flooring.

Master Bedroom (1):

19'7" x 14'0" (5.97 x 4.27)
with feature cast iron fireplace, t.v. point, dormar window, wood effect laminate flooring. EN-SUITE: 2.12m x 2.27m having fitted bath with shower panel and electric shower over-head, wash hand basin with low level vanity unit, low flush w.c., extractor fan, tiled around bath, tiled flooring. WALK-IN DRESSING ROOM: 2.06m x 1.91m

Bedroom (2):

12'1" x 14'11" (3.7 x 4.56)
with built-in mirrored slide-robe and dresser, dormar window, wood effect laminate floor, access to: ROOF-SPACE: partly floored with lighting, drop-down ladder.

Bedroom (3):

11'5" x 14'11" (3.48 x 4.56)
having two built-in sliderobes, t.v. and telephone point, dormar window, wood effect laminate flooring.

Bathroom

8'0" x 11'4" (2.46 x 3.47)
with four piece suite comprising of free-standing roll top bath, pedestal wash hand basin, high flush w.c., UPVC panelled shower cubicle with electric shower. Also having extractor fan, fully tiled walls, tiled flooring.

EXTERIOR FEATURES:

Extensive garden laid in lawn to front and side of property with beautiful ornamental lanterns and feature well. Enclosed by wooden fencing. Flower bed with assortment of small trees/bushes. Tarmac driveway leading to front of property with concrete rear yard.

LOG CABIN: which would be suitable as a gym/storage.

LARGE LOG CABIN WITH SAUNA: with Bi-folding doors, power points and recess down-lighters, Sauna, covered terraced area with recess down-lighters and attractive paving brick.

BBQ HUT: with BBQ grill and chimney, built-in seating.

Detached Garage

18'8" x 15'9" (5.69 x 4.81)
(currently used as a hairdressers) built-in cloaks, power points and strip lighting, pedestrian side door and window, separate w.c., staircase to fully floored first floor with lighting.

Shed:

20'1" x 30'8" (6.13 x 9.36)
with roller door, power points and lighting, built-in storage and shelving, double wooden gates allowing vehicle access from the lane adjoining property (which has a right of way).

ANNUAL RATES:

£2079.00 as at 22/05/2026.

