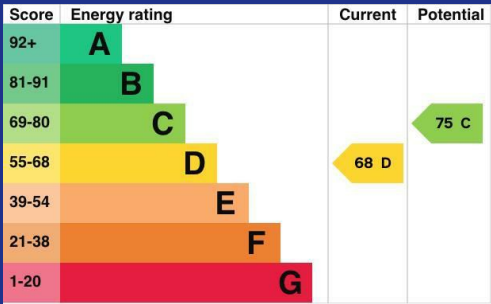


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY



Agent: **Daniel Henry (Limavady)**
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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.
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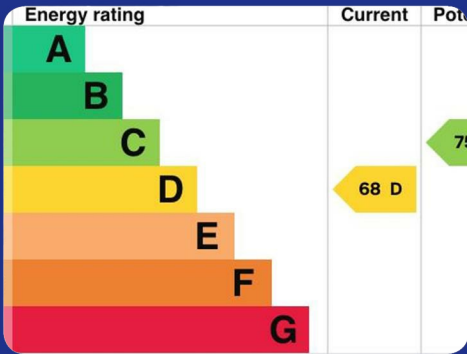
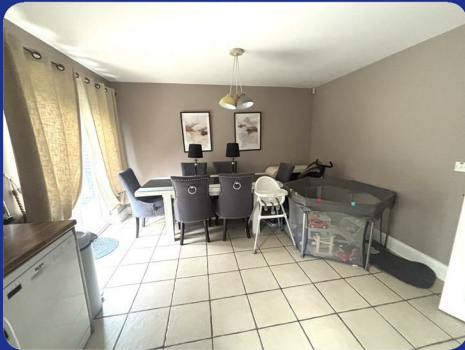
£164,950

FOR SALE



108 Briar Hill, Greysteel, BT47 3FD

- Mid Terrace House
- 3 Bedrooms / Kitchen / Lounge
- UPVC Double Glazed Windows
- Oil Fired Central Heating
- Enclosed Rear Concrete Yard
- Excellent Residential Location



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THE PROPERTY COMPRISES:

Description:

This mid-terrace three bedroom home with attractive brick front, offers well laid out family accommodation with parking available to the front. It is ideally suited to a first time buyer or investor alike and offers easy commuting to Derry/Limavady.

Location:

Approaching Greysteel from Ballykelly, just before Nicholls shop on the right-hand-side take left onto the Gortgare Road. Continue along this road and take the second right turn into Briar Hill. Follow this road, taking the third turn on the left, where number 108 is situated at the edge of the cul-de-sac.

Ground Floor Accommodation:

Hallway:

18'0" x 6'6" (5.5 x 2.0)
Laminate flooring. Telephone point.

Lounge:

14'5" x 11'5" (4.4 x 3.5)
Wooden fireplace with cast iron inset and tiled hearth. Laminate flooring.

Kitchen:

18'4" x 12'1" (at widest points) (5.6 x 3.7 (at widest points))
Fitted with a range of eye and low level units with matching worktop. Tiled around units. Stainless steel sink unit. Built in hob and oven. Plumbed for automatic washing machine. Pelmet over window. Tiled flooring. Double UPVC doors to enclosed concrete rear yard.

Separate W.C.

Consisting of a Low Flush W.C., pedestal wash hand basin and extractor fan. Cushion flooring.

First Floor Accommodation:

Bedroom 1:

13'9" x 13'1" (4.2 x 4.0)
Carpet flooring.

En-suite:

8'6" x 2'11" (2.6 x 0.9)
Fully tiled shower cubicle with electric shower. Low Flush W.C. Pedestal wash hand basin. Extractor fan. Cushion flooring.

Bedroom 2:

13'9" x 10'9" (4.2 x 3.3)
Carpet flooring.

Bedroom 3:

8'10" x 8'2" (2.7 x 2.5)
Carpet flooring.

Bathroom:

8'2" x 6'6" (2.5 x 2.0)
With a white fitted bath, pedestal wash hand and Low Flush W.C. Electric shower over bath. Extractor fan. Tiled flooring. Part tiled walls.

Exterior Features:

On street car parking to the front of the property. Enclosed concrete rear yard.

