

£119,950

FOR SALE



77 Hill Close, Ballykelly, BT49 9QA

- Mid-Terrace House
- Lounge/Newly Fitted Kitchen/Utility/2 Bedrooms/Bathroom
- Recently Refurbished Throughout
- UPVC Double Glazed Windows & External Doors
- Oil Fired Central Heating
- Enclosed Rear Garden
- Close Proximity to Local Amenities
- Energy Efficient Solar Panels



DESCRIPTION:

Recently refurbished to a high standard throughout, this home will appeal to first time buyers and investors. Situated in the quiet residential area of Hill Close, this two bedroom home is within walking distance of local amenities and offers easy commuting to Derry or Limavady. Viewing is strictly by appointment only with the undersigned agent.

LOCATION:

Leaving Ballykelly and travelling towards Greysteel, take the next left just past the "Blue Shop" into Forest Drive/Hill Close. Follow the road around and No. 77 is on the right hand side.

ACCOMMODATION TO INCLUDE:

Hallway:

with laminate flooring.

Dual Aspect Lounge:

17'4" x 9'10" (5.3 x 3.0)
with wood effect laminate flooring.

Kitchen:

13'5" x 7'6" (4.1 x 2.3)
New kitchen fitted with a range of modern eye and low level units, matching worktop and contrasting metro tile splash back, composite sink unit, freestanding cooker with double oven and hob, stainless steel extractor fan, tiled flooring.

Utility:

7'2" x 6'11" (2.2 x 2.11)
Fitted with modern eye level units, matching worktop,

plumbed for automatic washing machine, cushion flooring.

Staircase to First Floor Landing:

with carpet flooring.

Bedroom (1):

15'1" x 9'10" (4.6 x 3.0)
with built-in wardrobe, recess low voltage down-lighters, wood effect laminate flooring.

Bedroom (2):

11'5" x 10'5" (3.5 x 3.2)
with built-in wardrobe.

Bathroom:

having three piece suite comprising of fitted bath with modern black framed shower screen and electric shower over-head, wash hand basin with low level vanity unit, low flush w.c. Also having PVC panelled walls around bath, cushion flooring.

EXTERIOR FEATURES:

Small garden to front of property laid in lawn. On-street parking.

Enclosed garden to rear of property laid in lawn with garden shed. Outside light & tap.

ANNUAL RATES:

£640 as at 18/09/2026.

Agent: *Daniel Henry (Limavady)*

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk

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 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

