Daniel Henry
ESTATE AGENTS

£119,950

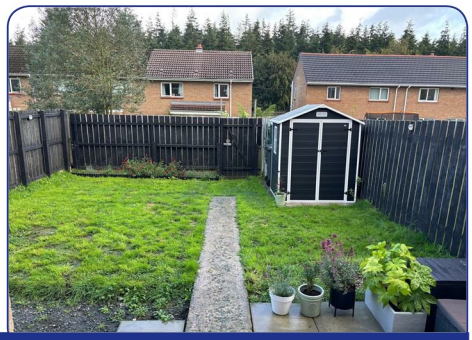


77 Hill Close, Ballykelly, BT49 9QA

- 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







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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.

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