

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



Daniel
Henry
ESTATE AGENTS

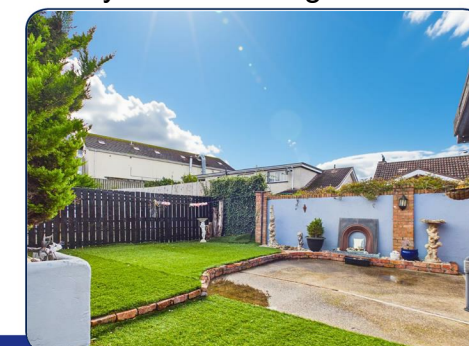
Offers around
£235,000

FOR SALE



25 Copeland Crescent, Ballykelly, BT49 9HD

- Detached Chalet Bungalow
- Lounge/Open Plan Kitchen-Dining-Living/4 Bedrooms/2 Bathrooms
- Wood Double Glazed Windows & External Doors
- Oil Fired Central Heating
- Beautifully Decorated Throughout
- Spacious Tarmac Driveway
- Enclosed Garden to Front & Rear
- Close Proximity to Local Village Amenities



VIEWING STRICTLY BY APPOINTMENT ONLY

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THE PROPERTY COMPRISES:

DESCRIPTION:

This beautiful detached four bedroom chalet bungalow is finished to an impressively high standard throughout, styled with elegance and boasting loads of character. This is a very unique property, with an open plan layout on the ground floor. It offers great accommodation for the family with the added benefit of a private enclosed rear garden. The property is within walking distance of all local village amenities and offers easy commuting to Derry or Limavady. Viewing is highly recommended to appreciate this property and is strictly by appointment only with the undersigned agent.

LOCATION:

Travelling through Ballykelly village from Limavady, take a right turn at the traffic lights onto Dukes Lane. Follow along this road and then take the next right leading into Copeland Crescent. Proceed through the development and keep right, taking the next right turn. Number 25 is situated within this cul-de-sac.

ACCOMMODATION TO INCLUDE:

Entrance Porch:

14'5" x 3'4" (4.40 x 1.02)
with glazed door leading to:

Lounge:

16'6" x 16'1" (5.05 x 4.92)
having recess brick fireplace housing wood burning stove, feature wood panelling to wall around fireplace, coving around ceiling, large feature wall mirror, patio doors to front garden, wood flooring.

Kitchen/Dining/Living:

20'11" x 27'4" (6.40 x 8.34)
Bright and spacious, open plan area with a range of white low level units, matching worktop, Belfast sink unit, plumbed for automatic washing machine and dishwasher, space for oven and fridge/freezer, centre island with low level units and built-in hob, wood flooring.

Dining area with feature curved wood panelled wall.

Living area with multi-fuel stove on black tiled hearth, black framed patio doors leading to enclosed rear garden.

Utility Room:

5'2" x 8'11" (1.59 x 2.72)
with fitted worktop, tiling around worktop, oil fired boiler, wood effect laminate flooring.

Rear Hallway:

with wood flooring.

Wet Room:

9'7" x 7'1" (2.93 x 2.16)
with three piece suite comprising of tiled walk-in wet area having electric shower with rainfall shower head, wash hand basin with low level vanity unit, low flush w.c. Also having part wood panelled wall, recess low voltage down-lighters, tiled flooring.

Bedroom (1):

14'5" x 11'9" (4.40 x 3.59)
with wood flooring, access to roof-space storage, opening into:

Bedroom (2)/Dressing Room:

10'5" x 11'3" (3.20 x 3.44)
with shelving, wood flooring.

3/4 Turn Staircase to First Floor Landing:

with feature book shelving, part wood panelled walls, roof-light, wood flooring.

Master Bedroom (3):

13'2" x 10'9" (4.03 x 3.28)
with double built-in wardrobes, wood effect laminate flooring. EN-SUITE: 2.52m x 1.08m having fully tiled shower cubicle with electric shower, pedestal wash hand basin, low flush w.c., cushion flooring.

Bedroom (4):

8'3" x 11'11" (2.52 x 3.65)
with built-in low level storage cupboards, access to roof-space storage, feature roof-light, wood effect laminate flooring.

Bathroom:

6'10" x 5'7" (2.10 x 1.72)
with three piece suite comprising of fitted bath, wash hand basin with low level vanity unit, low flush w.c. Also having shelved hot-press, tiled walls around bath, points for wall lights, feature roof-light, shelved hot-press, wood flooring.

EXTERIOR FEATURES:

Garden to front of property laid in artificial grass with mature tree. Enclosed by tall wall and mature hedging.

Private enclosed garden to rear laid in artificial grass and having mature trees. Raised rockery beds with assortment of small bushes. Paved and concrete patio areas.

Garden store.

ANNUAL RATES:

£1,652 as at 16/10/2026.

