

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



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£249,950

FOR SALE



64 Briar Hill, Londonderry, BT47 3DE

- Beautiful Detached Home
- 3 Bedrooms / Kitchen-Dining / Lounge / 2 Bathrooms
- Detached Garage/ Annexe
- Tarmac Driveway
- Oil Fired Central Heating
- UPVC Double Glazed Windows & External Doors
- Sought after Residential Area
- Finished to a High Standard Throughout
- Easy Commuting to Limavady/Derry City



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THE PROPERTY COMPRISES:

DESCRIPTION:

This attractive detached three bedroom house is located in a well sought after private residential location within Greysteel village. The property offers spacious and well laid out family accommodation which has been very well maintained by the current owners. The property benefits from the detached double garage which is currently used as an annexe and would also serve as a great space for those who work from home or looking that extra space for accommodation. The property is easily accessible to local village amenities and offers easy commuting to City of Derry Airport, Limavady and Derry City. We as the selling agents would highly recommend internal inspection.

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. Proceed through the development and number 64 will be situated on the left hand side.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

11'4" x 9'3" (3.46m x 2.82m)
with under-stair storage, wooden flooring.

Lounge:

16'4" x 13'1" (5.0 x 4.0)
having attractive fireplace with cast iron inset and tiled hearth, wooden flooring.

Kitchen/ Dining:

10'2" x 22'11" (3.12 x 6.99)
fitted with a range of modern eye and low level units, matching worktop, under-unit lighting, stainless steel sink unit with mixer taps, 5 ring gas hob and electric oven, extractor fan with light, space for fridge/freezer, plumbed for automatic washing machine & dishwasher, tiled flooring, UPVC patio doors to enclosed rear garden.

Separate W.C.

2'10" x 5'6" (0.87 x 1.70)
with low flush w.c., wash hand basin, cushion flooring.

Staircase to First Floor Landing:

Master Bedroom (1):

11'4" x 11'10" (3.47 x 3.63)
with built-in mirrored slide-robes, wood effect laminate flooring. EN-SUITE: 0.99m x 2.41m having fully tiled shower cubicle with electric shower, wash hand basin, low flush w.c., extractor fan, tiled flooring.

Bedroom (2):

11'9" x 11'3" (3.60 x 3.44)
with built-in mirrored slide-robes, wood effect laminate flooring.

Bedroom (3):

9'4" x 6'8" (2.85 x 2.05)
with built-in mirrored slide-robes, wood effect laminate flooring.

Bathroom:

7'7" x 9'3" (2.32 x 2.83)
with four piece suite comprising of fitted bath, PVC panel walk-in shower cubicle with electric shower, wall mounted wash hand basin with tiled splash back, low flush w.c. Also having extractor fan, tiled flooring.

EXTERIOR FEATURES:

Garden laid in lawn to front of property with enclosed rear garden laid in asphalt. Asphalt Driveway.

Detached Double Garage/ Annexe

14'2" x 18'10" (4.32 x 5.76)
Fully insulated garage with power and plumbing. With a range of low level units, space for a fridge, stainless steel sink with mixer tap. UPVC double glazed windows & external doors. Tiled flooring and recess lighting to ceiling.

Also a great space for those working from home and looking a separate office area to work.

ANNUAL RATES:

£1,119.00 as at 26/10/2026

