

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY



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. Certain aspects may be changed since 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



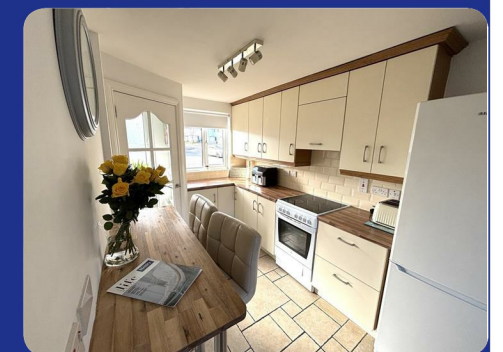
£154,950

FOR SALE



2 Lough Crescent, Ballykelly, BT49 9PP

- Semi Detached House
- 4 Bedrooms / Kitchen / 2 Receptions / 2 Bathrooms
- Large Extension
- Excellent Standard of Finish Internally
- Tarmac Driveway
- Enclosed Rear Garden



www.danielhenry.co.uk • 32 Market Street Limavady BT49 0AA • 028 7776 2558

THE PROPERTY COMPRISES:

Description:

Daniel Henry Estate Agents are delighted to bring this excellent semi detached home to the market. Extended in recent years and now boasting four bedrooms, two reception rooms and two bathrooms, this home offers excellent family accommodation. Viewing is highly recommended to appreciate all that this home has to offer. Viewing is by appointment only with the undersigned agent.

Location:

Leaving Ballykelly towards Greysteel take right onto Churchill Road. Follow this road, then take third right into Lough Crescent and No. 2 is situated directly in front of you.

Ground Floor Accommodation:

Entrance Hallway:

Tiled flooring. Glazed door to kitchen.

Lounge:

18'4" x 10'5" (5.6 x 3.2)

Dual aspect lounge with media wall with tv point and electric fire. Tiled flooring.

Kitchen:

17'4" x 11'5" (at widest points) (5.3 x 3.5 (at widest points))

Fitted with a range of eye and low level cream units with matching worktop. Tiled around units. Stainless steel sink unit. Point for hob. Extractor fan and light. Plumbed for automatic dishwasher. Plumbed for automatic washing machine. Corner display unit. Built in breakfast bar. Tiled flooring. Under stair storage.

Family Room:

11'9" x 8'10" (3.6 x 2.7)

Laminate flooring. TV point.

Bathroom:

7'6" x 6'6" (2.3 x 2.0)

Fitted with a white standalone bath with standalone taps. Wall mounted wash hand basin with vanity unit underneath. Low Flush W.C. Chrome heated towel rail. Extractor fan. Tiled flooring. Tiled walls.

First Floor Accommodation:

Bedroom 1:

17'8" 9'6" (5.4 2.9)

Dual aspect room with built in wardrobe. Carpet flooring.

Bedroom 2:

8'6" x 7'10" (2.6 x 2.4)

Carpet flooring. Fitted wall to wall mirrored slide robes. Built in wardrobe.

Bedroom 3:

11'9" x 7'2" (3.6 x 2.2)

Laminate flooring.

Bedroom 4:

12'1" x 8'6" (3.7 x 2.6)

Laminate flooring.

Bathroom:

7'6" x 5'6" (2.3 x 1.7)

With a fitted white bath with an electric shower over bath. Low Flush W.C. Pedestal wash hand basin. Extractor fan. Tiled flooring. Part tiled walls.

Exterior Features:

Large tarmac driveway to the front of the house with parking for a number of cars. Small garden to the front of the house laid in lawn. Enclosed rear yard with paved area and timber cabin. Rear garden laid in lawn.

Timber Cabin:

15'1" x 11'1" (4.6 x 3.4)

Power points. Lighting. Laminate flooring.

