

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY



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£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



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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.

