

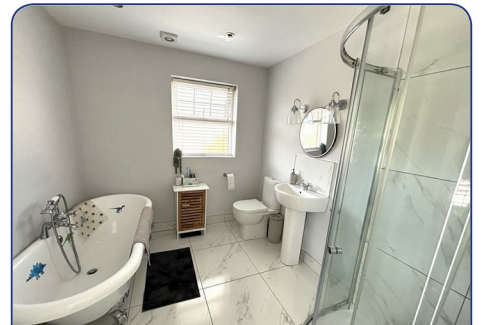
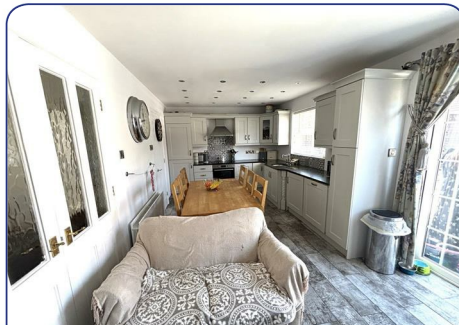
£195,000

FOR SALE



4 Riverside Cottages, Ballykelly, BT49 9QN

- Semi-detached House
- Lounge/Kitchen-Dining/3 Bedrooms/Bathroom
- UPVC Double Glazed Windows
- Oil Fired Central Heating
- Excellent Decorative Order Throughout
- Enclosed Rear Yard with Large Shed
- Pavia Brick Driveway
- Within Walking Distance of Local Amenities



DESCRIPTION:

This attractive semi-detached house is located in the well sought after area of Riverside Cottages. The property offers well laid out family accommodation to include three bedrooms and modern kitchen/dining. It's been finished to a very high standard by the current owners and benefits from a low maintenance enclosed rear yard.

This would make an ideal purchase for a first time buyer and viewing comes highly recommended.

LOCATION:

Approaching Ballykelly from Limavady, proceed straight ahead at the traffic lights and take next left onto the Plantation Road. Continue a short distance and take the first right into Riverside Cottages. Take first left and number 4 is on your right hand side.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

17'0" x 6'10" (5.2 x 2.1)

with feature arch glazing to front door, telephone point, wood effect laminate flooring.

Separate W.C.:

with low flush w.c., pedestal wash hand basin, tiled flooring.

Lounge:

14'1" x 14'1" (4.3 x 4.3)

having feature brick fireplace with wooden over-mantle and tiled hearth, solid wood flooring, double glazed doors through to:

Kitchen/Dining:

21'7" x 10'2" (6.6 x 3.1)

with a range of grey painted eye and low level units, matching granite worktop, under-unit lighting, stainless steel sink unit, built-in hob and oven, stainless steel extractor fan with light, built-in fridge and dishwasher, built-in automatic washing machine, feature glass display unit, shelved larder, large

storage cupboard, recess low voltage down-lighters, tiled flooring, UPVC patio doors to rear garden.

Balustrade Staircase to First Floor Landing:

with shelved hot-press, carpet flooring.

Bedroom (1):

13'5" x 12'1" (4.1 x 3.7)

with t.v. point, dimmer switch, solid wood flooring.

Bedroom (2):

12'5" x 10'2" (3.8 x 3.1)

having attractive built-in wall to-wall bed units with high and low level storage, dimmer switch, carpet flooring with solid wood flooring underneath.

Bedroom (3):

9'6" x 7'6" (2.9 x 2.3)

with built-in wardrobe, dimmer switch, carpet flooring with solid wood flooring underneath.

Bathroom:

8'10" x 7'10" (2.7 x 2.4)

having four piece suite comprising of free standing bath with shower attachment, pedestal wash hand basin, low flush w.c., fully tiled shower cubicle with electric shower. Also having extractor fan, Chrome heated towel rail, points for wall lights, recess low voltage down-lighters, tiled flooring.

EXTERNAL FEATURES:

Concrete yard to rear of property, enclosed by high wooden fencing. Outside light and tap.

Wooden Shed:

22'11" x 7'6" (7.0 x 2.3)

with power points and strip lighting.

ANNUAL RATES:

£946.28 as at 13/05/25.

Agent: Daniel Henry (Limavady)

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