

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



£79,950



44 Kings Lane, Ballykelly, BT49 9JX

- End Terrace House
- 3 Bedrooms / 2 Receptions / Kitchen
- Oil Fired Central Heating
- Close to Local Village Amenities
- In Need of Refurbishment



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



THE PROPERTY COMPRISES:

Description:

End Terrace three bedroom house in need of refurbishment. Situated in quiet residential area of Kings Lane of Ballykelly, this property is sure to attract interest from both the first time and investor buyer alike. Viewing is by appointment only with the undersigned agent.

Location:

Travelling towards Ballykelly from Limavady, Kingslane is situated as you enter the village on the left hand side. Turn right into the development and then first right again and No.50 is on your left hand side on the front row.

Ground Floor Accommodation:

Hallway:

14'1" x 6'2" (4.3 x 1.9)
Carpet flooring.

Lounge:

13'9" x 10'9" (4.2 x 3.3)
Tiled fireplace with tiled inset and tiled hearth.

Family Room:

12'9" x 12'1" (3.9 x 3.7)
Tiled fireplace with tiled hearth. Carpet flooring.

Kitchen:

9'10" x 9'2" (3.0 x 2.8)
Cooker point. Cushion flooring.

First Floor Accommodation:

Bedroom 1:

11'9" x 8'10" (3.6 x 2.7)
Carpet flooring. Built in robe.

Bedroom 2:

12'1" x 9'2" (3.7 x 2.8)
Carpet flooring. Built in robe.

Bedroom 3:

13'1" x 8'10" (4.0 x 2.7)
Carpet flooring.

Bathroom:

7'10" x 5'6" (2.4 x 1.7)
Shower cubicle with electric shower. Low Flush W.C. Wall mounted wash hand basin.

Exterior Features:

Garden to the front and side. Stores to the rear.

