

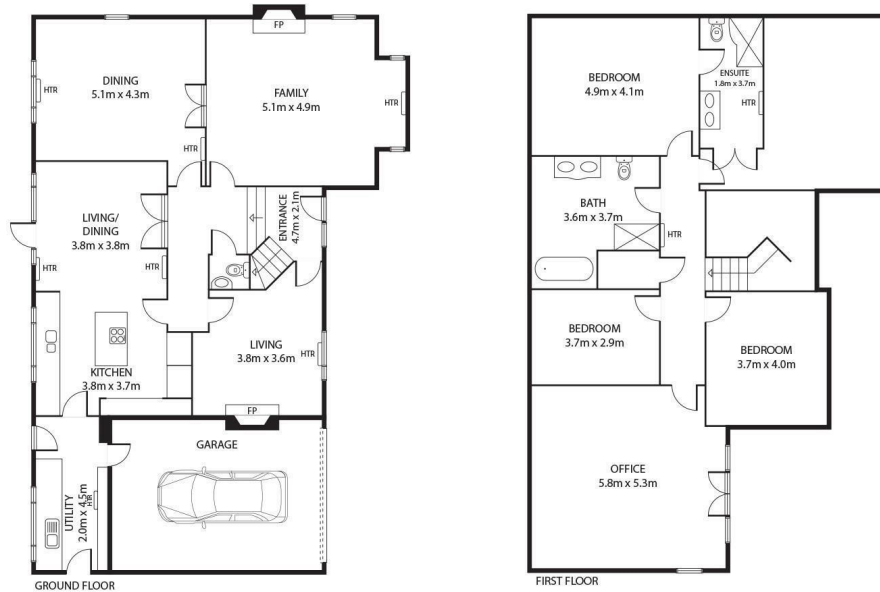


## 3 Riverview, Ballykelly, Limavady, BT49 9NW

Asking Price £395,000

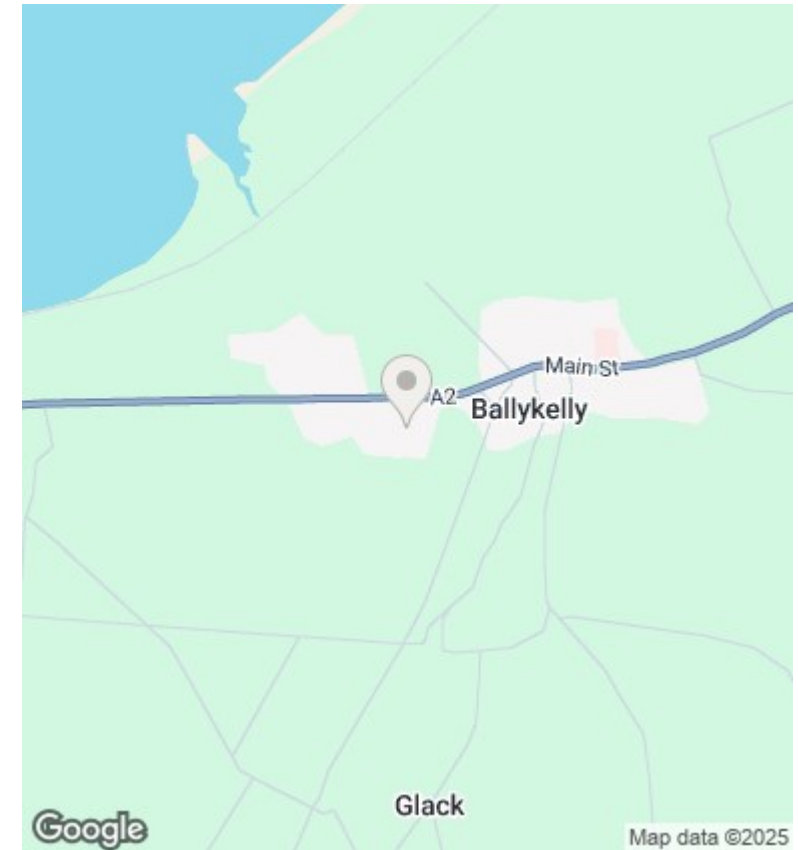
- 4/5 Bedroom Detached Home
- Dual Heating
- Brick paved patio
- 3/4 Receptions
- Secure Fence surrounding property
- Possible games room
- Garden front and rear

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PLEASE NOTE: SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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### Directions

When travelling from Derry towards Limavady, on entering the village of Ballykelly the property is on the right hand side.

### Viewings

Viewings by arrangement only. Call 02871262366 to make an appointment.

### Council Tax Band

### EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC