



LAVERY MITCHELL

CHARTERED SURVEYORS,
LETTING AGENTS &
PROPERTY CONSULTANTS

Tel: 028 9557 5555

Email: info@laverymitchell.com

www.laverymitchell.com



45 Piney Hill, Magherafelt, BT45 6PY

OFFERS OVER £164,950

- Ideal for first-time buyers or investors.
- Front and rear gardens.
- Close to shops, schools, and town centre.
- Strong rental potential.
- Three-bedroom chalet bungalow in a quiet Magherafelt location.
- Tarred driveway with space for two cars.
- Good transport links for commuters.
- Flexible layout for bedrooms or home office.

45 Piney Hill is a well-presented three-bedroom chalet bungalow located in a quiet, established area of Magherafelt, making it a practical choice for first-time buyers or investors. The property includes a small tarred driveway to the side with space for two cars, along with both front and rear gardens that offer useful outdoor space. Inside, the flexible layout provides three bedrooms that can be used for sleeping accommodation, a home office, or rental potential. The location is a key advantage, with local shops, schools, leisure facilities, and Magherafelt town centre all within easy reach, as well as convenient road links for commuters.

Entrance Hall
6'10" x 15'10"



Bright, airy entrance hall with glazed wooden front door, wood effect flooring, single radiator, understairs storage and WC

WC
3'0 x 5'10



Off main hallway - WC and sink

Living Room
12'1" x 17'



Bay window and feature fireplace with tiled hearth. 2 double radiators, wood effect flooring and TV point.

Kitchen
7'5" x 10'2"



Spacious kitchen area with a range of high and low level cream units and tiled floor. Wood effect worktops with upstands and white tiled splashback. Stainless steel extractor hood with stainless steel sink and drainer with mixer tap. uPVC door to back garden and tiled floor.

Dining Area
11'10" x 10'2"
Single radiator and window. Room for family dining table.

Landing
10' x 3'4"



Grey carpeted flooring with small feature window at top of stairs. Double radiator and attic access.

Bedroom 1
12'1" x 9'8"



Grey carpeted flooring and mirrored sliding door wardrobe.
Single radiator

Bedroom 2
8'11" x 14'3"



Front facing bedroom with grey carpeted flooring and single radiator.

Bedroom 3
6'8" x 8'7"



Front facing bedroom with grey carpeted flooring, velux window and single radiator.

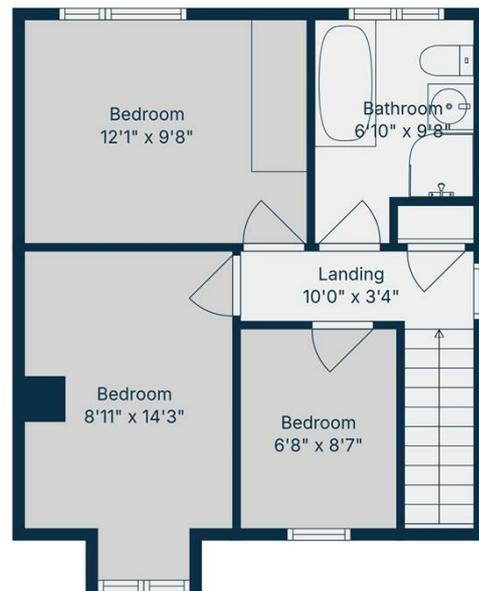
Bathroom
6'10" x 9'8"



White bathroom suite with pedestal sink, bath and separate electric shower. Chrome taps and modern white panelling.
Single radiator.

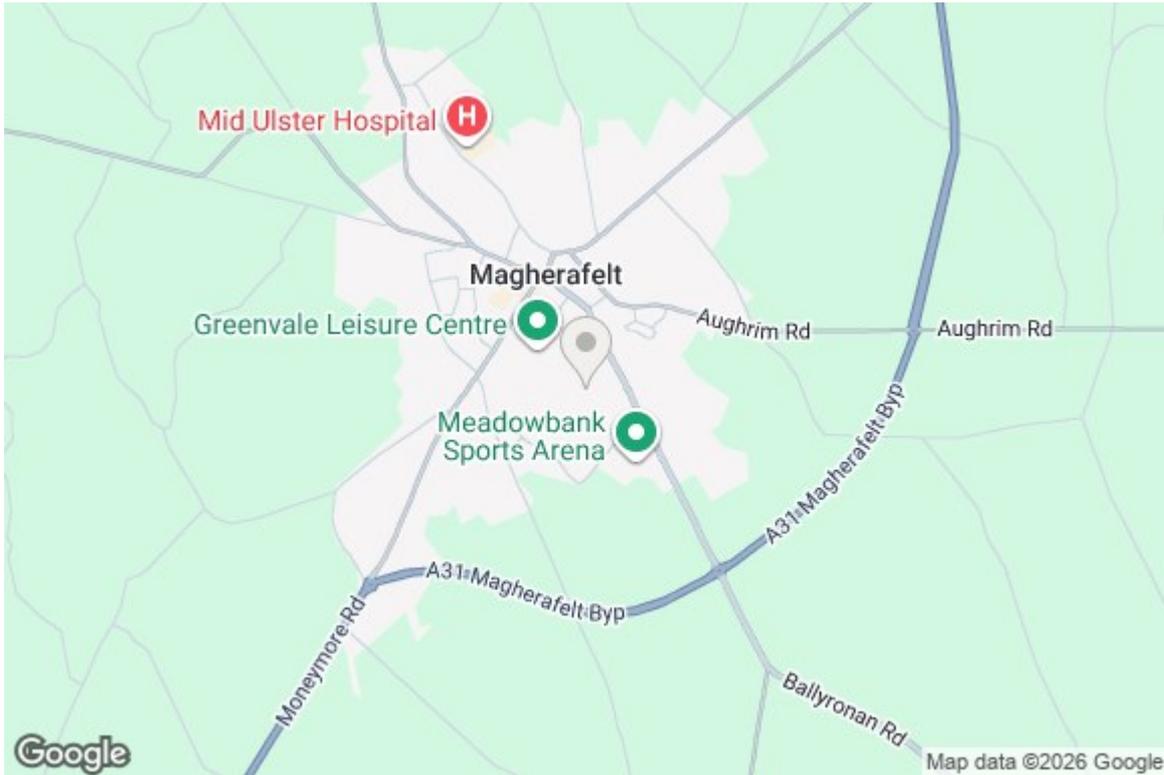


1st Floor



2nd Floor

TOTAL: 936 sq. ft
 1st floor: 504 sq. ft, 2nd floor: 432 sq. ft
 EXCLUDED AREAS: WALLS: 79 sq. ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Lavery Mitchell Ltd for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate.