



**LAVERY
MITCHELL**

CHARTERED SURVEYORS,
LETTING AGENTS &
PROPERTY CONSULTANTS

Tel: 028 9557 5555

Email: info@laverymitchell.com

www.laverymitchell.com



1 Lough Drive, Ballyronan, Magherafelt, BT45 6GH

OFFERS OVER £199,950

- Modern three-bedroom semi-detached home
- Close to Ballyronan Marina
- Family bathroom, WC & en suite
- Integrated kitchen appliances
- Private driveway & parking
- High-quality finish throughout
- Easy access to Magherafelt Bypass
- Oil heating & multi-fuel stove
- Enclosed garden with shed

1 Lough Drive, Ballyronan, Magherafelt is a modern and exceptionally well-presented three-bedroom semi-detached home, constructed in 2021 and finished to a high standard throughout, offering stylish and comfortable family accommodation. The property occupies a desirable position within easy walking distance of the Ballyronan Marina and local amenities, while also benefiting from convenient access to Magherafelt and the nearby Magherafelt Bypass, appealing to those who commute. Internally, the home provides well-proportioned accommodation including a main family bathroom, a downstairs WC, and a master bedroom with en suite, complemented by oil-fired central heating, a multi-fuel stove, and a contemporary kitchen with integrated appliances. Externally, the property features a tarred driveway with private parking and a spacious enclosed rear garden incorporating a patio area with pathway leading to a substantial 13ft x 10ft shed, along with a discreetly fenced oil tank. Enhanced further by PVC double glazed windows, a security alarm system and loft ladder, this is a thoughtfully designed and well-located home offering quality modern living in a sought-after marina setting.

Entrance Hall
6'3" x 13'3"



uPVC front door with glazed panel to side. Grey neutral floor tile. Grey carpet on white painted staircase.

Living Room
14'2" x 13'3"



Herringbone style wood laminate flooring, multi fuel stove with granite hearth. Two large windows with Venetian blinds.

Kitchen/Dining
13'8" x 12'10"



A range of high and low level shaker kitchen units in contemporary blue colour. Neutral worktops and upstands. Stainless steel Extractor hood and splashback. Integrated fridge freezer, oven and dishwasher. Induction hob. Venetian blinds fitted to the patio door leading to the back garden.

Utility Room
6'9" x 12'10"



Back door entrance into utility room. A range of high and low level units to co-ordinate with the kitchen units and neutral tiled floor. Neutral worktop with upstands. Space for washing machine and tumble drier.

WC
3'11" x 7'11"



Off utility room and painted to co-ordinate with kitchen and utility room units. White sanitaryware and neutral tiled floor.

Landing
12'1" x 7'2"



Grey carpeted flooring, hotpress and loft access via loft ladder system.

Master bedroom
13'10" x 10'0"



Master bedroom with ensuite. Neutral grey carpeted flooring. 2 windows with venetian blinds fitted. Sliderobe wardrobe with rails and shelves.

Ensuite
4'7" x 10'0"



White sanitaryware, shower enclosure with chrome shower attachment. Tiled floor. Roller blind window covering.

Bathroom
12'8" x 7'11"



White sanitaryware with pedestal sink, bath with chrome sanitary fittings. Tiled shower enclosure with chrome shower attachment. Chrome heated towel rail. Illuminated over sink mirror.

Bedroom 2
10'5" x 8'7"



Feature wall panelled and wallpapered. Neutral carpet. Venetian blind to window.

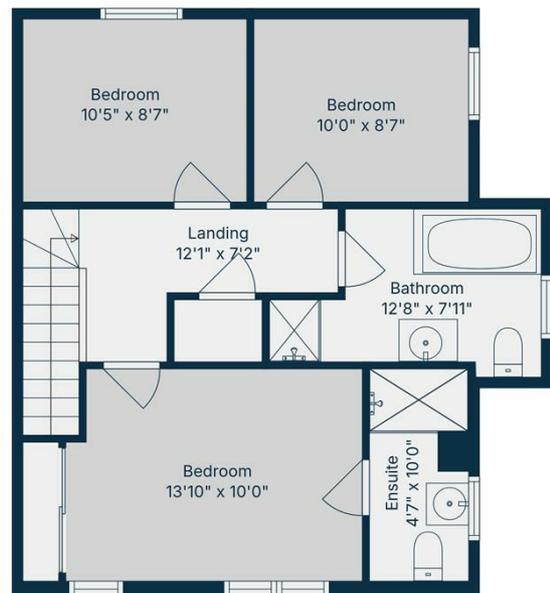
Bedroom 3
10'0" x 8'7"



Double bedroom with neutral carpet and venetian blind.

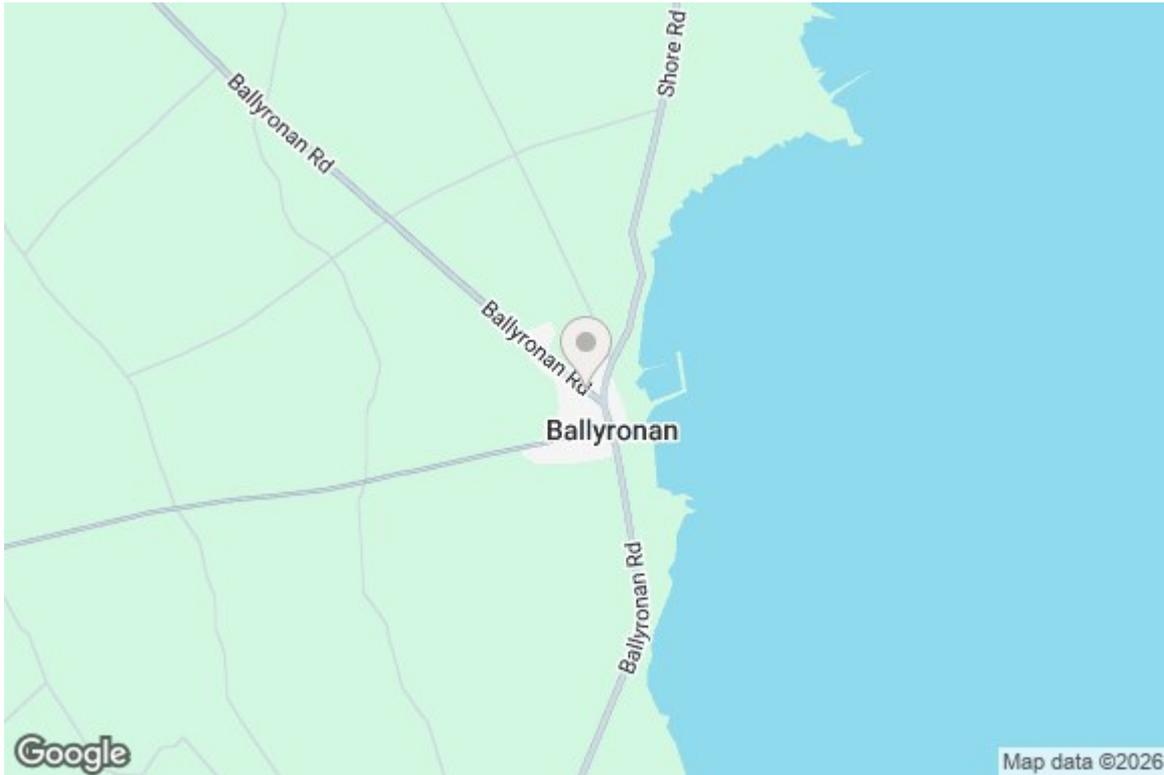


1st Floor



2nd Floor

TOTAL: 1150 sq. ft
 1st floor: 575 sq. ft, 2nd floor: 575 sq. ft
 EXCLUDED AREAS: WALLS: 100 sq. ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(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.