



# TO LET

12 Cove Close, Ballyronan, Derry, BT45 6QS

£825 Per month



**LAVERY  
MITCHELL**

- Three well-appointed bedrooms: two doubles and one single.
- Contemporary family bathroom plus a ground-floor WC.
- Large front living room providing a comfortable living space.
- Located close to Ballyronan Marina with access to cafés, shops, playground and walking routes.
- Master bedroom includes its own en-suite shower room.
- Kitchen fitted with appliances
- Easy access to Magherafelt Bypass
- Enclosed back garden with shed

## THE PROPERTY

Located in the quiet residential development of Cove Close, Ballyronan, this mid-terrace property is available to rent and offers well-proportioned accommodation suited to families or professional tenants.

On entering the property, there is a spacious reception room providing comfortable living space. The house comprises three bedrooms, all of good size, along with three bathrooms, offering a practical layout for shared living or busy households.

The property is situated in close proximity to Ballyronan Marina, which provides access to water side walks, a children's playground, and open recreational areas along the shore of Lough Neagh. Local shops, coffee shops and services are also within convenient reach. The Magherafelt bypass is also easily accessible, making this an ideal location for commuters.

Overall, this rental property presents a well-maintained and spacious home in a desirable village setting. With three bedrooms, three bathrooms, and a generous reception room, it offers a good standard of accommodation in a popular Ballyronan location.

## SITUATION

## Directions

Wellington Park Business Centre, 3 Wellington Park, Belfast BT9 6DJ.  
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