

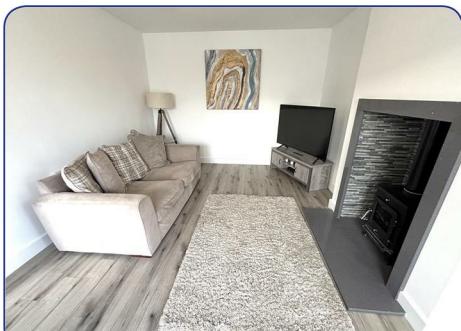
£187,950

FOR SALE



149 Riverview, Ballykelly, BT49 9QP

- Semi Detached Home
- 3 Bedrooms / Kitchen / Lounge
- Excellent Condition Internally
- Oil Fired Central Heating
- Tarmac Driveway
- Within Walking Distance of Village Amenities



## Description:

Daniel Henry Estate Agents are delighted to bring this immaculate three bedroom semi detached home to the market. Built in recent years, the property has been well kept by the current owners and offers excellent family accommodation. Viewing is highly recommended to appreciate all that this home has to offer. Viewing is by appointment only with the undersigned agents.

## Location:

Travelling through Ballykelly Village towards Derry, continue past the 30mph signs and take the second left turn into Riverview. Continue to the top of the road and turn left. Proceed straight ahead and take the next right turn. Number 149 is on your right hand side.

## Ground Floor Accommodation:

### Hallway:

21'3" x 6'6" (6.5 x 2.0)  
Porcelain tiled flooring.

### Lounge:

15'5" x 10'9" (4.7 x 3.3)  
Fitted with a wood burning stove with tiled inset and tiled hearth. Laminate flooring. Bay window.

### Kitchen:

20'0" x 16'4" (at widest points) (6.1 x 5.0 (at widest points))  
Fitted with a range of eye and low level units with matching worktop. Under unit lighting. Stainless steel sink unit. Built in hob and oven. Extractor fan and light. Plumbed for automatic dishwasher. Centre island. Tiled flooring. PVC patio doors to enclosed rear garden.

### Utility:

6'10" x 5'10" (2.1 x 1.8)  
Fitted with low level units and broom cupboard. Plumbed for automatic washing machine. Extractor fan. Tiled flooring.

**Agent: Daniel Henry (Limavady)**

32 Market Street Limavady BT49 0AA  
Tel. 028 7776 2558  
limavady@danielhenry.co.uk  
www.danielhenry.co.uk

## Separate W.C.

Consisting of a Low Flush W.C., wall mounted wash hand basin and extractor fan. Chrome heated towel rail. Tiled flooring and part tiled walls.

## First Floor Accommodation:

### Bedroom 1:

12'1" x 10'5" (3.7 x 3.2)  
Carpet flooring. TV point.

### En-suite:

7'6" x 3'7" (2.3 x 1.1)  
Fully tiled shower cubicle with thermostatic shower. Low Flush W.C. Wall mounted wash hand basin. Extractor fan. Chrome heated towel rail. Laminate flooring.

### Bedroom 2:

12'5" x 9'2" (3.8 x 2.8)  
Carpet flooring.

### Bedroom 3:

8'6" x 8'2" (2.6 x 2.5)  
Carpet flooring.

### Bathroom:

9'10" x 9'10" (3.0 x 3.0)  
With a white fitted bath, wall mounted wash hand basin and low flush W.C. Fully tiled shower cubicle with thermostatic shower. Extractor fan. Tiled flooring.

## Exterior Features:

Tarmac driveway to the front of the property with parking for a number of cars. Enclosed garden to the rear and side of the property laid in lawn.

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](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)

