

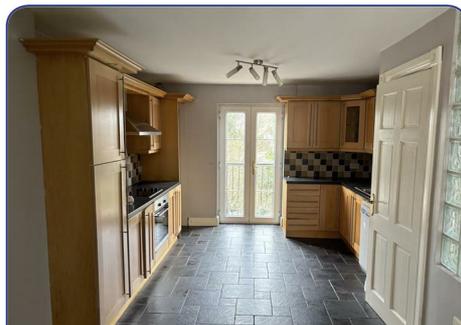
£190,000

**FOR SALE**



**9 Bridgehouse Court, Ballykelly, BT49 9HR**

- Semi-detached House with Integral Garage
- 4 Bedrooms/Lounge/4 Bathrooms
- Oil Fired Central Heating (not tested)
- UPVC Double Glazed Windows & External Doors
- Parking Available to Front of Property
- Small Enclosed Rear Yard
- Well Sought After Private Residential Location
- Within Walking Distance of Local Amenities



## DESCRIPTION:

This three storey townhouse is located within a quiet residential development in Ballykelly Village, just a short walk to local shops and village amenities. The property offers spacious accommodation laid out over three floors with two en-suite bedrooms and integral garage.

## LOCATION:

Travelling through Ballykelly towards Greysteel, continue past the filling station and turn right onto Station Road, and then immediate right into the Bridgehouse Court. Number 9 is situated at the bottom right hand corner.

## ACCOMMODATION TO INCLUDE:

### Entrance Hall:

### Separate W.C.

with low flush w.c., pedestal wash hand basin, tiled flooring.

### Integral Garage:

15'8" x 8'10" (4.8 x 2.7)

with roller door, power points and lighting.

### Bedroom (4)/Office:

13'5" x 9'2" (4.1 x 2.8)

with wood effect laminate flooring.

### Utility Room:

11'5" x 7'6" (3.5 x 2.3)

with low level units, stainless steel sink unit, plumbed for automatic washing machine, space for tumble dryer, tiled flooring, UPVC patio doors to rear garden.

### 3/4 turn staircase to first floor landing:

### Lounge:

19'8" x 11'5" (6.0 x 3.5)

with feature fireplace, wood flooring.

### Kitchen/Dining:

18'8" x 9'2" (5.7 x 2.8)

with a range of Maple effect eye and low level units, matching worktop, tiled around units, stainless steel sink unit, plumbed for dish washer, feature glass display unit, feature glass block wall, tiled flooring, UPVC patio doors.

### Bathroom:

11'9" x 7'6" (3.6 x 2.3)

having three piece suite comprising of fitted bath with shower attachment, pedestal wash hand basin, low flush w.c. Also having extractor fan, tiled flooring.

### 3/4 turn staircase to second floor landing:

### Bedroom (1):

17'8" x 11'1" (5.4 x 3.4)

with built-in slide-robe. EN-SUITE: 2.6 m x 1.5 m having three piece suite comprising of fully tiled shower cubicle with electric shower, pedestal wash hand basin, low flush w.c., extractor fan, tiled flooring.

### Bedroom (2):

11'9" x 9'10" (3.6 x 3.0)

with double built-in wardrobe. EN-SUITE: 2.6 m x 1.2 m having three piece suite comprising of fully tiled shower cubicle with electric shower, pedestal wash hand basin, low flush w.c., extractor fan, tiled flooring.

### Bedroom (3):

11'9" x 9'2" (3.6 x 2.8)

with built-in wardrobe.

## EXTERIOR FEATURES:

Pavia brick driveway for parking to front of property.

Enclosed rear yard with wooden decked area.

## ANNUAL RATES:

£1381.00 as at 25/03/2026.

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