

FOR SALE

Site Adj 61 Killyvalley Road

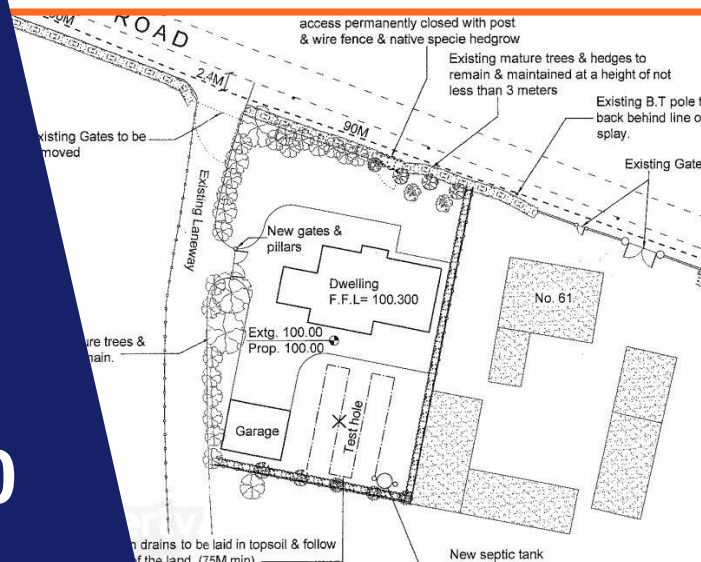
Garvagh

BT51 5NY

Enquire Now

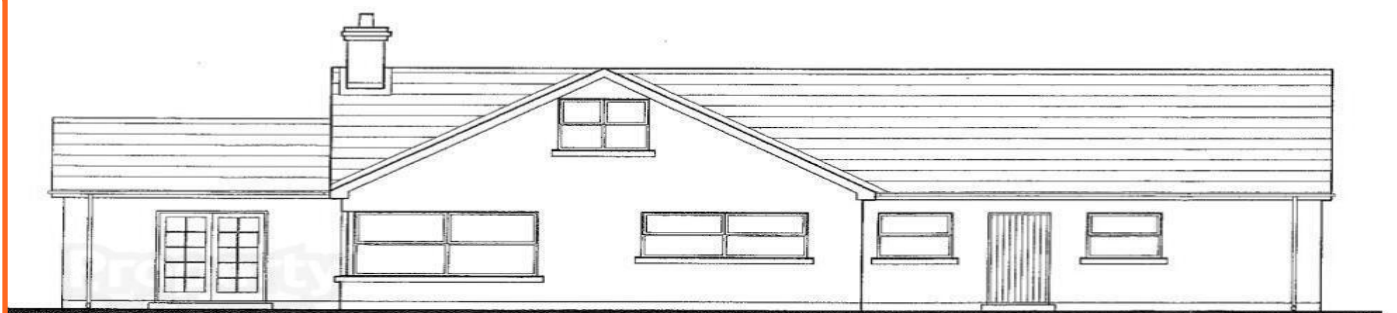
- Rural Building plot
- Hamlet Location
- Chalet Bungalow Design
- Exceptional Views
- Passed for 2700 sq. ft.

Offers Around £49,000





FRONT ELEVATION

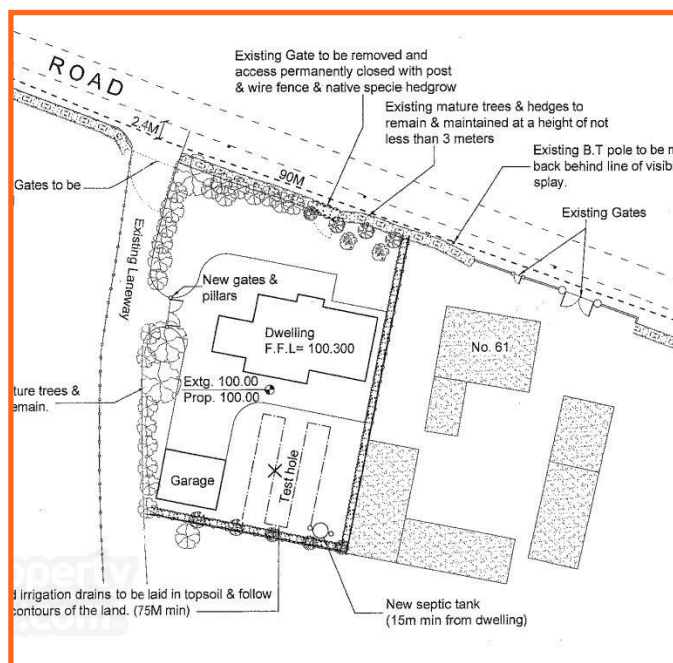


REAR ELEVATION

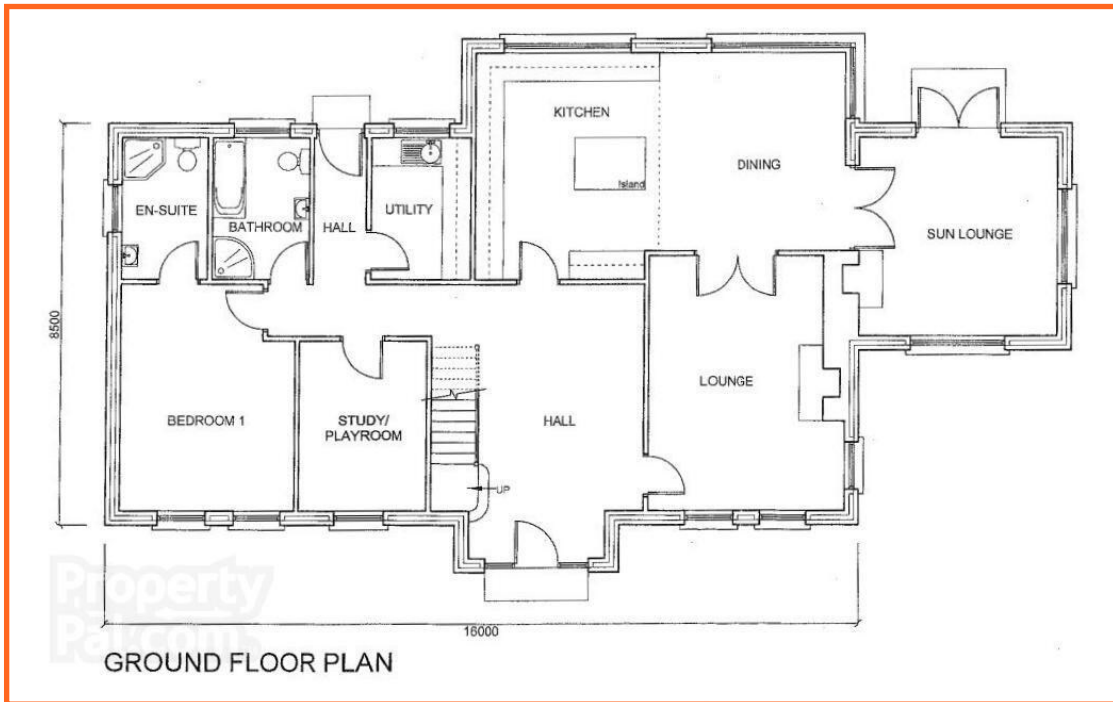
A mature rural building plot extending to approximately 0.3 acres and passed for a chalet design that will provide approximately 2700 sq. ft. of accommodation.

A pleasant rural building plot in a hamlet style setting, benefitting from exceptional views into the valley. The site has a gently sloping topography with a private frontage and access via short lane/driveway. The chalet design is somewhat unique these days and will afford a lot of versatility to the build options. The site is located midway between Garvagh and Kilrea providing a very commuter friendly opportunity with access to the main commuter routes east and west of the River Bann.

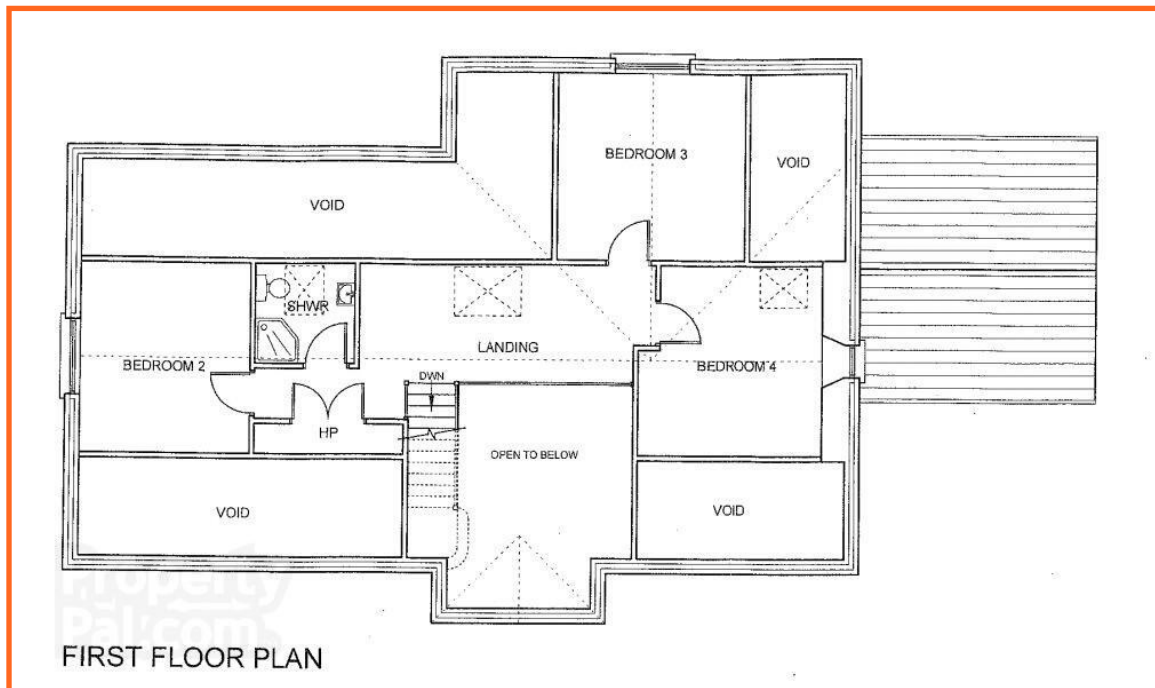
This is a wonderful opportunity for those seeking a self build option with all services at hand.



Ground Floor



First Floor



Financial Planning

Providing YOU with clear financial direction



Rental Services

Helping YOU by taking the hassle out of letting

Property Sales

Guiding YOU with impartial professional advice



Property Maintenance

Providing YOU with top quality repairs & maintenance

FINANCIAL PLANNING

- Professional financial planning
- Free consultation
- Impartial advice
- Home, office and out of hours appointments
- Advice given on the following;
 - ◆ Mortgages
 - ◆ Mortgage Protection
 - ◆ Family Protection
 - ◆ Income Protection
 - ◆ Private Medical Insurance
 - ◆ Inheritance Tax Planning
- Business Planning;
 - ◆ Financial Restructuring
 - ◆ Tax Planning
 - ◆ Debt Advice
 - ◆ Business Protection
 - ◆ Commercial Insurance
- General Insurance
 - ◆ Home Insurance
 - ◆ Landlord Insurance
 - ◆ Commercial Insurance

PROPERTY SALES

- Professional photographs
- Property advertised on;
 - ◆ AMG website
 - ◆ Property Pal
- Advanced visual marketing
- Social media marketing
- Video presentations
- Smart app functionality
- Window and brochure display
- Regular feedback on enquiries and viewings
- Database of prospective purchasers
- Expertise and experience

RENTAL SERVICES

- Clear contract outlining landlord, tenant and AMG's obligations
- Property advertised on;
 - ◆ AMG website
 - ◆ Property Pal
- Accompanied viewings
- Screening of perspective tenants
- Processing of tenancy agreement and all associated paperwork
- Electronic payment to landlords
- On-going communication with landlord and tenant
- Reliable, qualified tradesmen to carry out emergency repairs
- Yearly tenancy agreements with inspection



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