

£170,000

FOR SALE



4 Drumacony Heights, Ballykelly, BT49 9NR

- Semi-Detached Bungalow
- Lounge/Kitchen-Dining/3 Bedrooms/Bathroom
- UPVC Double Glazed Windows & External Doors
- Oil Fired Central Heating
- Beautifully Finished and Maintained Throughout
- Light Fittings Included in Sale (Except Lounge)
- Detached Garage & Extended Tarmac Driveway
- Excellent Private Residential Location



DESCRIPTION:

Superbly located three bedroom semi-detached bungalow with detached garage situated in one of Ballykelly's most sought after residential locations close to all local amenities. Properties in this area rarely appear on the market and we as selling agents highly recommend viewing of this beautifully presented property. This home has been exceptionally decorated with refurbished bathroom. It also offers a private and fully enclosed garden to the rear with the benefit of an extended tarmac driveway for parking up to four vehicles.

LOCATION:

Approaching Ballykelly from Limavady, proceed straight ahead at the traffic lights and take second left onto the Loughermore Road. Continue straight ahead and take the second left turn into Drumacony Heights. Number 4 is the second property (on the corner) on the left hand side.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

24'11" x 3'11" (7.6 x 1.2)

with telephone point, built-in cloaks, shelved hot-press, tiled flooring, glazed door through to:

Lounge:

15'1" x 11'9" (4.6 x 3.6)

having attractive Pine fireplace with feature mirror and tiled hearth, wood burning stove, solid wood flooring.

Kitchen/Dining:

16'4" x 11'1" (5.0 x 3.4)

with a range of Oak eye and low level units, matching worktop, tiled around units, stainless steel sink unit, built-in hob and oven, extractor fan with light, feature wine display rack and glass display units with lights, plumbed for automatic washing machine, Pine ceiling with recess low voltage down-lighters, tiled flooring.

Rear Porch:

6'10" x 4'11" (2.1 x 1.5)

plumbed for American fridge/freezer, tiled flooring.

Bedroom (1):

13'1" x 9'6" (4.0 x 2.9)

with wall-to-wall mirror slide-robos, wood effect laminate flooring.

Bedroom (2):

12'9" x 9'10" (3.9 x 3.0)

with wood effect laminate flooring, t.v. point.

Bedroom (3):

11'1" x 9'10" (3.4 x 3.0)

with wood effect laminate flooring.

Bathroom:

12'9" x 5'10" (3.9 x 1.8)

with four piece suite comprising of fitted bath with shower attachment, wash hand basin with vanity unit, low flush w.c., wet area with electric shower. Also having extractor fan, feature wall mirror with lights, part PVC panelling to walls, PVC ceiling with recess low voltage down-lighters, tiled flooring.

EXTERIOR FEATURES:

Open plan garden to front of property laid in lawn.

Private garden to rear partly laid in lawn and enclosed by tall wooden fencing. Paved patio area and covered stoned area. Outside light and tap.

Detached Garage:

19'0" x 10'9" (5.8 x 3.3)

with roller door, power points and strip lighting, pedestrian side door, built-in shelving, access to over-head storage.

ANNUAL RATES:

£883.98 as at 09/06/2023.

Agent: Daniel Henry (Limavady)

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