



**OK
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FOR SALE

17A Ballynahone Road, Maghera, BT46 5DL

Partially Finished 4 Bedroom Detached Bungalow on a c. 1 Acre Site

LOCATION

Maghera is a town within Co Derry situated approximately 7 miles from Magherafelt and 30 miles southeast of Derry accessible via the new A6 Dual Road.

The property is fronts onto the Ballynahone Road off the Tobermore Road c. 2 miles from Maghera Town Centre.

DESCRIPTION

The subject property contains a partially finished detached bungalow situated on a c. 1 acre site.

The residential property will benefit from 4 bedrooms (including a master with walk in wardrobe and ensuite), a bathroom, kitchen/dining area and spacious lounge on completion.

Currently the property is in a shell condition with double glazed windows and doors fitted.

The property also boasts plans for detached garage included within LA09/2017/0583/F.

ACCOMMODATION

| DESCRIPTION | AREA (SQ M) | AREA (SQ FT) |
|----------------------------|--------------------|--------------------|
| Living Room | c. 50 sq m | 538 sq ft |
| Hallway | c. 26 sq m | 280 sq ft |
| Kitchen | c. 43 sq m | 463 sq ft |
| Utility Room | c. 12 sq m | 129 sq ft |
| Master Bedroom & Ensuite | c. 29 sq m | 312 sq ft |
| Bedroom 2 | c. 14 sq m | 151 sq ft |
| Bedroom 3 | c. 14 sq m | 151 sq ft |
| Bedroom 4 | c. 12 sq m | 129 sq ft |
| Bathroom | c. 10 sq m | 108 sq ft |
| TOTAL ACCOMMODATION | c. 210 sq m | 2,261 sq ft |

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: C4650



FOR IDENTIFICATION
PURPOSES ONLY

SALES DETAILS

PRICE: £175,000
TITLE: Assumed freehold

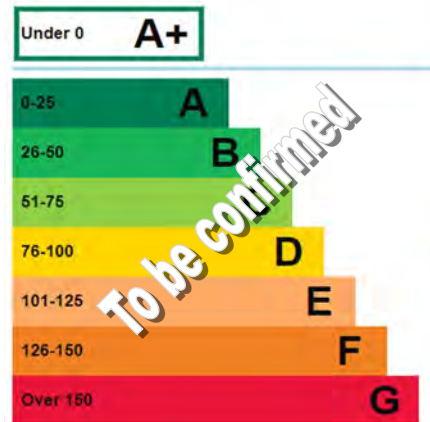
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

All prices, outgoing etc are exclusive of, but may be subject to VAT.

RATES

Capital Value will be assessed on completion of works.



FURTHER INFORMATION

O'CONNOR KENNEDY TURTLE

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