

£174,950

**FOR SALE**



**6 Riverside Cottages, Ballykelly, BT49 9QN**

- Beautiful Attached House
- 3 Bedrooms / Kitchen / Lounge
- Excellent Residential Area
- Oil Fired Central Heating
- Close to Local Village Amenities
- uPVC Double Glazing
- Well Maintained Throughout



### Description:

Daniel Henry Estate Agents are delighted to bring this three bedroom attached home to the market. Situated in the picturesque Riverside development in Ballykelly, this home is sure to attract lots of attention. Viewing is by appointment only with the undersigned agent.

### Location:

Approaching Ballykelly from Limavady at the traffic lights proceed straight ahead and take next left onto Plantation Road then take the first right into Riverside Cottages and No.6 is almost immediately on your left hand side.

### Ground Floor Accommodation:

#### Hallway:

8'10" x 4'3" (2.7 x 1.3)

Feature arch front door. Solid wood flooring.

#### Lounge:

17'8" x 12'5" (5.4 x 3.8)

Wooden fireplace with cast iron inset and tiled hearth.

Wall lights. Dimmer switch. Coving around ceiling. Solid wood flooring.

#### Kitchen:

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

Fitted with a range of solid wood eye and low level units with tiling around units and matching granite worktop.

Stainless steel sink unit. Built in hob and oven. Extractor fan and light. Built in fridge freezer. Built in dishwasher.

Plumbed for automatic washing machine. Tiled flooring.

Corner display unit. Under stair storage. Recessed low voltage down lights. uPVC patio doors to enclosed rear garden.

### First Floor Accommodation:

**Agent:** *Daniel Henry (Limavady)*

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### Bedroom 1:

11'1" x 8'10" (3.4 x 2.7)

Solid wood flooring. Built in wardrobe.

### Bedroom 2:

11'9" x 7'10" (3.6 x 2.4)

Solid wood flooring. Built in wardrobe.

### Bedroom 3:

8'10" x 8'2" (2.7 x 2.5)

Solid wood flooring.

### Bathroom:

8'2" x 8'2" (2.5 x 2.5)

Consisting of a fitted white bath, pedestal wash hand basin and Low Flush W.C. Full tiled shower cubicle with electric shower. Tiled flooring.

### Exterior Features:

Paved double parking bay at the front of the house.

Enclosed garden laid in paving to the side of the property.

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