

£124,950

**FOR SALE**



14 Bridgehouse Court, Limavady, BT49 9HR

- Enclosed Terrace House
- Good Residential Area
- Close to Village Amenities
- Gas Heating
- PVC Double Glazing
- Enclosed Rear Garden



**Location:**

Leaving Ballykelly towards Greysteel, take right onto Station Rd, and then immediate right into the Bridgehouse Court. Drive to the end of the development and No. 14 is situated in the left hand corner.

**Description:**

Daniel Henry Estate Agents are delighted to bring this terraced town house to the market. Situated in a quiet residential area in Ballykelly, this property is sure to attract interest from first time and investor buyers alike. Viewing is by appointment only with the undersigned agent.

**Ground Floor Accommodation:****Hallway:**

13'9" x 11'5" (4.2 x 3.5)  
Oak flooring.

**Lounge:**

16'0" x 11'1" (4.9 x 3.4)  
With a wooden fireplace and tiled hearth. Oak flooring.

**Kitchen:**

16'8" x 10'2" (5.1 x 3.1)  
Fitted with a range of eye and low level units with matching worktop. Tiled around units. Built in hob and oven. Extractor fan and light. Plumbed for automatic dishwasher. Tiled flooring. uPVC patio doors to rear yard.

**Utility:**

6'2" x 5'10" (1.9 x 1.8)  
Fitted with a range of low level units with matching worktop.

**Separate W.C.**

6'2" x 5'10" (1.9 x 1.8)  
Consisting of a Low Flush W.C. and pedestal wash hand basin. Tiled flooring.

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

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**First Floor Accommodation:****Bedroom 1:**

12'9" x 8'6" (3.9 x 2.6)  
Carpet flooring.

**En-suite:**

8'6" x 2'11" (2.6 x 0.9)  
Fully tiled shower cubicle with electric shower. Low Flush W.C. Pedestal wash hand basin. Cushion flooring.

**Bedroom 2:**

11'5" x 8'6" (3.5 x 2.6)  
Carpet flooring.

**Bedroom 3:**

13'1" x 8'6" (4.0 x 2.6)

**Bedroom 4:**

9'6" x 8'6" (2.9 x 2.6)  
Carpet flooring.

**Bathroom:**

8'10" x 5'6" (2.7 x 1.7)  
Fitted with a white bath, pedestal wash hand basin and low flush W.C. Fully tiled shower cubicle with thermostat shower. Extractor fan. Tiled flooring.

**Exterior Features:**

Enclosed stone rear yard with raised decked area. Paved area.

**Annual Rates:**

Estimated Annual Rates: £957.22

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