

£109,000

FOR SALE



32 Hill Close, Ballykelly, BT49 9QA

- Mid-terrace House with Street Parking to Front
- Lounge/Kitchen/Dining/3 Bedrooms/Bathroom
- Newly Redecorated Throughout
- Carpets and Blinds Included in Sale
- Stainless Steel Light Switches and Sockets Fitted Throughout
- Newly Fitted Condensing Boiler for Oil Fired Central Heating
- UPVC Double Glazed Windows & External Doors
- Excellent First Time/Investment Opportunity



DESCRIPTION:

This mid-terrace three bedroom house offers well laid out family accommodation and has been recently renovated throughout by the current owner. It's been finished to a very high standard both internally and externally having private rear garden fenced off with high fencing. The property is within easy walking distance of village amenities and offers easy commuting to Limavady and Derry. Viewing comes highly recommended.

LOCATION:

Travelling through Ballykelly towards Greysteel, just past the 'Blue Shop', take left into Forest Drive/Hill Close. Proceed up the brae and follow the road around to the right. Number 32 is located on the left hand side.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

12'1" x 5'6" (3.7 x 1.7)

with under-stair storage, cushion flooring.

Lounge:

14'1" x 11'9" (4.3 x 3.6)

having white painted fireplace with cast iron inset and granite hearth, newly laid carpet flooring, arch through to:

Dining Room:

9'2" x 8'10" (2.8 x 2.7)

with cushion flooring.

Kitchen:

11'1" x 7'10" (3.4 x 2.4)

with a range of fitted Walnut eye and low level units, matching worktop, tiled around units, stainless steel sink unit, built-in hob and oven, extractor fan with light, space for fridge/freezer, plumbed for automatic washing machine, tiled flooring.

Staircase to first floor landing:

with shelved hot-press, newly laid carpet flooring.

Bedroom (1):

10'5" x 9'2" (3.2 x 2.8)

with double built-in wardrobe, newly laid carpet flooring.

Bedroom (2):

10'2" x 9'2" (3.1 x 2.8)

with double built-in wardrobe, newly laid carpet flooring.

Bedroom (3):

8'2" x 7'6" (2.5 x 2.3)

with newly laid carpet flooring.

Bathroom:

7'6" x 4'11" (2.3 x 1.5)

with three piece suite comprising of fitted bath with newly fitted electric shower over-head, pedestal wash hand basin, low flush w.c. Also having stainless steel heated towel rail, part tiled walls around bath.

EXTERIOR FEATURES:

On-street parking to the front of the property.

Private rear garden laid in lawn. Enclosed by newly fitted high fencing. Attractive stoned area. Paved patio area.

Wooden garden Shed.

ANNUAL RATES:

£637.26 as at 20/11/2024.

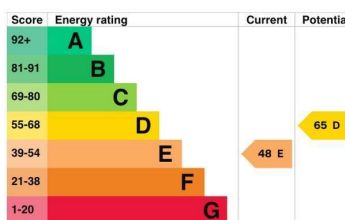
Agent: Daniel Henry (Limavady)

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk



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