

£87,500

FOR SALE



77 Hill Close, Ballykelly, BT49 9QA

- Mid-terrace House
- Lounge/Kitchen/2 Bedrooms/Bathroom
- UPVC Double Glazed Windows
- Oil Fired Central Heating
- Enclosed Rear Garden
- Street Parking to Front of Property
- Ideal First Time/Investment Opportunity
- Within Walking Distance of Village Amenities



DESCRIPTION:

This mid-terrace two bedroom house is located on the edge of Ballykelly Village and within walking distance of local amenities. It offers good accommodation and would make an excellent first time/investment purchase. Viewing is by appointment with the selling agents.

LOCATION:

Leaving Ballykelly and travelling towards Greysteel, take the next left just past the "Blue Shop" into Forest Drive/Hill Close. Follow the road round and No. 77 is on the right hand side.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

Lounge:

17'4" x 10'2" (5.3 x 3.1)

Dual aspect lounge with mounted electric fireplace. Karndean flooring.

Kitchen:

15'1" x 7'10" (4.6 x 2.4)

Fitted with a range of eye and low level units with matching worktop, tiled around units, stainless steel sink unit, plumbed for automatic washing machine, cooker point, strip lighting.

FIRST FLOOR ACCOMMODATION

Carpet on the stairs.

Bedroom (1):

15'1" x 9'10" (4.6 x 3.0)

Carpet flooring.

Bedroom (2):

10'9" x 9'2" (3.3 x 2.8)

Carpet flooring.

Bathroom:

7'10" x 5'6" (2.4 x 1.7)

Consisting of white bath, electric shower over bath, wall mounted wash hand basin, low flush w.c., half tiled walls.

EXTERIOR FEATURES:

Street parking to the front of the property. Very well maintained enclosed rear garden.

ANNUAL RATES:

Estimated Annual Rates: £588.24 (January 2025)

Agent: Daniel Henry (Limavady)

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