

£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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