

£154,950

FOR SALE



5 Gortgare Avenue, Greysteel, BT47 3JB

- Superbly Finished Mid-terrace House
- Three Bedrooms/2 Receptions/2 Bathrooms
- Dual Central Heating
- UPVC Double Glazed Windows & External Doors
- Excellent Order Both Internally & Externally
- Pavia Brick Driveway for Off-Street Car Parking
- Excellent First Time Buyer Home
- Easy Commuting to Derry/Local Towns



DESCRIPTION:

This attractive three bedroom home is located in Greysteel Village and is within close proximity to local amenities. The property offers well laid out family accommodation which has been modernised throughout and finished to the highest of standards by the current owners to offer all the luxuries of modern living. The rear garden has been enclosed for privacy with paved patio area and attractive feature walls. This would make an excellent family home and would be an ideal purchase for a first time buyer/young family. Viewing comes highly recommended.

LOCATION:

Approaching Greysteel from Ballykelly, just before Nicholls shop on the right-hand-side take left onto the Gortgare Road. Continue along this road and take the first left turn into Gortgare Avenue. Number 5 is situated a short distance along on the right hand side.

ACCOMMODATION TO INCLUDE:

Entrance Porch:

6'6" x 5'10" (2.0 x 1.8)
with tiled flooring.

Hallway:

with tiled flooring, ceiling light fitting, glazed door through to:

Separate W.C.:

5'10" x 2'7" (1.8 x 0.8)
having low flush w.c., pedestal wash hand basin, part tiled walls. tiled flooring.

Lounge:

13'1" x 11'5" (4.0 x 3.5)
having attractive granite fireplace with tiled inset and hearth, glass fronted fire, back boiler, feature bay window, light fitting, custom made window pelmet, tiled flooring.

Kitchen/Dining:

21'3" x 8'2" (6.5 x 2.5)
having a range of white painted eye and low level units, matching worktop with up-stand, attractive mirror splash-back, under-unit lighting, ceramic sink unit, induction hob and double oven, extractor fan with light, integrated fridge/freezer and dishwasher, feature glass display unit, ceiling light fitting, under-stair storage, tiled flooring.

Sun Room:

13'5" x 9'6" (4.1 x 2.9)
having feature vaulted ceiling with Velux windows, UPVC patio doors to rear garden, tiled flooring.

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Staircase to First Floor Landing

Bedroom (1):

12'9" x 9'10" (3.9 x 3.0)
with fitted wall-to-wall mirrored slide-robos, custom made window pelmet, carpet flooring.

Bedroom (2):

11'5" x 9'10" (3.5 x 3.0)
with built-in wardrobe, wood effect laminate flooring.

Bedroom (3):

11'1" x 8'2" (3.4 x 2.5)
with wood effect laminate flooring.

Utility Room:

6'2" x 4'7" (1.9 x 1.4)
with worktop, plumbed for automatic washing machine, space for tumble dryer, shelved hot-press, tiled flooring.

Bathroom:

8'6" x 7'10" (2.6 x 2.4)
with four piece suite comprising of free standing bath with shower attachment, wash hand basin with low level vanity unit, low flush w.c., large walk-in shower cubicle with Thermostatic shower. Also having extractor fan, feature Chrome heated towel rail, points for wall lights, part wood panelled walls, tiled flooring.

EXTERIOR FEATURES:

Attractive pavia brick garden to front of property. Feature stone beds with a range of small trees/bushes. Enclosed by feature stone wall.

Enclosed pavia brick rear garden with steps up to patio area. Partially laid in lawn with soft play area. Feature stone walls throughout with raised stone beds.

Outside light & tap. External power point. Alley access leading from front to rear.

ANNUAL RATES:

£661.77 as at 19/02/2025.

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