

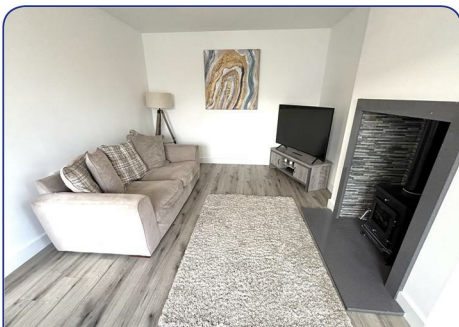
£189,950

**FOR SALE**



149 Riverview, Ballykelly, BT49 9QP

- Semi Detached Home
- 3 Bedrooms / Kitchen / Lounge
- Excellent Condition Internally
- Oil Fired Central Heating
- Tarmac Driveway
- Within Walking Distance of Village Amenities



## Description:

Daniel Henry Estate Agents are delighted to bring this immaculate three bedroom semi detached home to the market. Built in recent years, the property has been well kept by the current owners and offers excellent family accommodation. Viewing is highly recommended to appreciate all that this home has to offer. Viewing is by appointment only with the undersigned agents.

## Location:

Travelling through Ballykelly Village towards Derry, continue past the 30mph signs and take the second left turn into Riverview. Continue to the top of the road and turn left. Proceed straight ahead and take the next right turn. Number 149 is on your right hand side.

## Ground Floor Accommodation:

### Hallway:

21'3" x 6'6" (6.5 x 2.0)  
Porcelain tiled flooring.

### Lounge:

15'5" x 10'9" (4.7 x 3.3)  
Fitted with a wood burning stove with tiled inset and tiled hearth. Laminate flooring. Bay window.

### Kitchen:

20'0" x 16'4" (at widest points) (6.1 x 5.0 (at widest points))  
Fitted with a range of eye and low level units with matching worktop. Under unit lighting. Stainless steel sink unit. Built in hob and oven. Extractor fan and light. Plumbed for automatic dishwasher. Centre island. Tiled flooring. PVC patio doors to enclosed rear garden.

### Utility:

6'10" x 5'10" (2.1 x 1.8)  
Fitted with low level units and broom cupboard. Plumbed for automatic washing machine. Extractor fan. Tiled flooring.

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## Separate W.C.

Consisting of a Low Flush W.C., wall mounted wash hand basin and extractor fan. Chrome heated towel rail. Tiled flooring and part tiled walls.

## First Floor Accommodation:

### Bedroom 1:

12'1" x 10'5" (3.7 x 3.2)  
Carpet flooring. TV point.

### En-suite:

7'6" x 3'7" (2.3 x 1.1)  
Fully tiled shower cubicle with thermostatic shower. Low Flush W.C. Wall mounted wash hand basin. Extractor fan. Chrome heated towel rail. Laminate flooring.

### Bedroom 2:

12'5" x 9'2" (3.8 x 2.8)  
Carpet flooring.

### Bedroom 3:

8'6" x 8'2" (2.6 x 2.5)  
Carpet flooring.

### Bathroom:

9'10" x 9'10" (3.0 x 3.0)  
With a white fitted bath, wall mounted wash hand basin and low flush W.C. Fully tiled shower cubicle with thermostatic shower. Extractor fan. Tiled flooring.

## Exterior Features:

Tarmac driveway to the front of the property with parking for a number of cars. Enclosed garden to the rear and side of the property laid in lawn.

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