

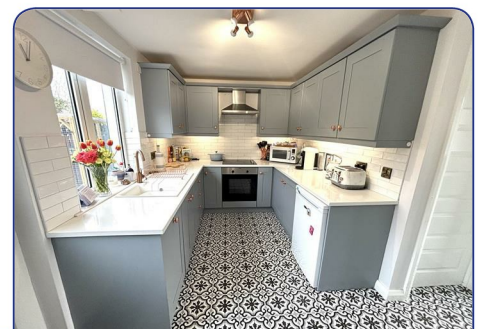
£108,950

**FOR SALE**



23 Forest Drive, Ballykelly, BT49 9QB

- Mid Terrace Home
- High Standard of Finish Internally
- Newly Redecorated Throughout
- 2 Bedrooms / Kitchen / Lounge
- Outside Room
- Enclosed Paved Rear Yard
- Oil Fired Central Heating



### Location:

Leaving Ballykelly towards Greysteel at the Blue Shop on the left-hand-side take next left into Forrest Drive/Hill Close and then first left and No. 23 is situated on the left hand side.

### Description:

This well maintained terraced house offers excellent value for money. The property is in excellent condition both internally and externally. Set in the quiet residential area of Forest Drive, this 2 bedroom property is a great chance for a first time buyer to get on the property ladder or an ideal opportunity for an investment buyer. Viewing is by appointment only with the undersigned agent.

### Ground Floor Accommodation:

#### Hallway:

5'10" x 5'6" (1.8 x 1.7)  
Tiled flooring.

#### Lounge:

17'4" x 9'10" (5.3 x 3.0)  
Dual aspect lounge with inset fireplace and slate hearth. Tiled flooring.

#### Kitchen:

13'9" x 10'9" (4.2 x 3.3)  
Fitted with a range of eye and low level units with matching granite work top. Tiled around units. Under unit lighting. Counter top built in hob and built in oven. Stainless steel extractor fan and light. Tiled flooring. Under stair storage.

### Utility Room:

7'2" x 6'10" (2.2 x 2.1)  
Fitted with a range of eye level units with matching work top. Stainless steel sink unit. Tiled around units. Plumbed for automatic washing machine. Tiled flooring.

### First Floor Accommodation:

#### Bedroom 1:

15'1" x 11'9" (4.6 x 3.6)  
Laminate flooring. Built in wardrobe.

#### Bedroom 2:

10'5" x 9'2" (3.2 x 2.8)  
Carpet flooring. Built in wardrobe.

### Bathroom:

7'10" x 5'2" (2.4 x 1.6)  
Recently refurbished bathroom consisting of a fitted white bath with waterfall shower over bath. Mounted wash hand basin on top of vanity unit. Low Flush W.C. Lighted mirror. Extractor fan. Tiled flooring. Tiled walls.

### Exterior Features:

Small front garden laid in lawn with paved path to front door. Paved rear yard with small garden laid in lawn. Outside room.

### Outside Room:

Main Room - 2.2 x 2.0  
Toilet with Low Flush W.C. and pedestal wash hand basin.

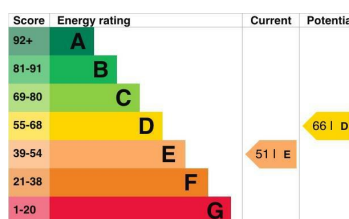
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