

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel**  
**Henry**  
ESTATE AGENTS

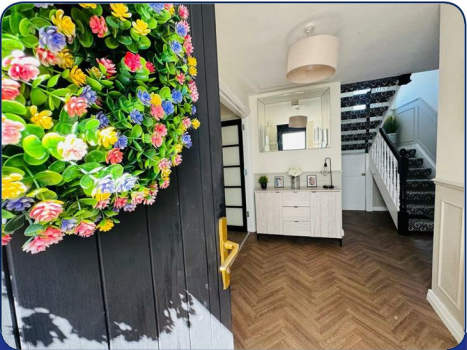
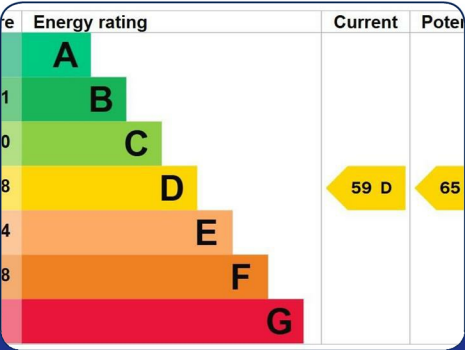
£149,950

**FOR SALE**



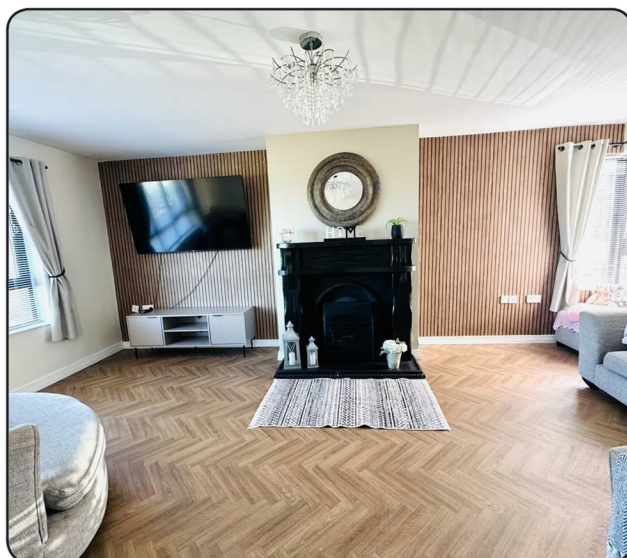
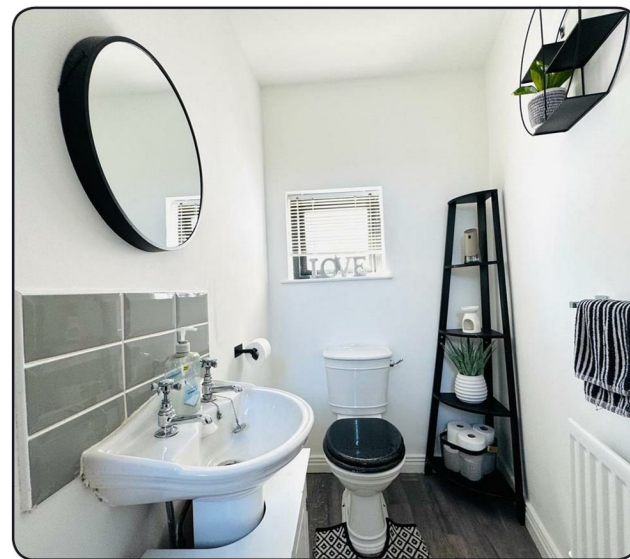
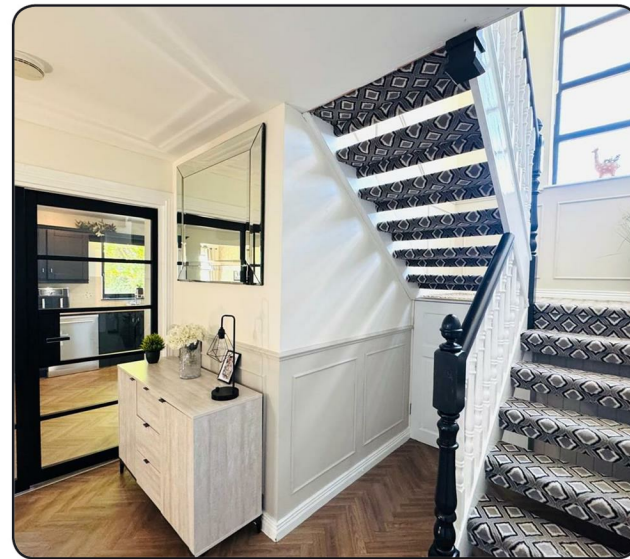
**7 Ballyore Grove, Newbuildings, BT47 2TB**

- DETACHED HOUSE
- 4 BEDROOM/2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PARTLY PVC DOUBLE GLAZED WINDOWS
- LAWN TO SIDE & REAR
- TARMAC PARKING
- MAGNIFICENT VIEWS OVER RIVER AND OPEN COUNTRYSIDE
- EPC RATING - D



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## ACCOMMODATION

### HALLWAY

Having understairs storage, 1/2 height wooden panelled walls.

### GUEST WHB & WC

### LOUNGE

19'7" x 12'8" (5.97m x 3.86m)  
Having fireplace and dual aspect.

### KITCHEN

22'10" x 11'4" (6.96m x 3.45m)  
Having range of eye and low level units, matching window pelmet, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, space for fridge/freezer, plumbed for dishwasher, double doors to hallway, open plan to dining.

### DINING AREA

9'10" x 9'6" (3.00m x 2.90m)  
French doors leading to lawn.

### FIRST FLOOR

### LANDING

Having window.

### MASTER BEDROOM

15' x 11'5" (4.57m x 3.48m)

### EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc.

### BEDROOM 2

11'8" x 9'6" wp (3.56m x 2.90m wp)

### BEDROOM 3

11'5" x 8'5" (3.48m x 2.57m)  
Having laminated wooden floor.

### BEDROOM 4

10'7" x 9'7" (3.23m x 2.92m)

### BATHROOM

Comprising bath with shower fitting to taps, tiled walk in electric shower, whb and wc, 1/2 tiled walls, hotpress.

### EXTERIOR FEATURES

Decked patio area laid in artificial grass.

Lawn to side.

Spectacular views over river to rear.

Enclosed to rear by fence and gate.

Tarmac parking.

### ESTIMATED ANNUAL RATES

£1341.25 (MAY 2025)

