

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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Daniel
Henry
ESTATE AGENTS

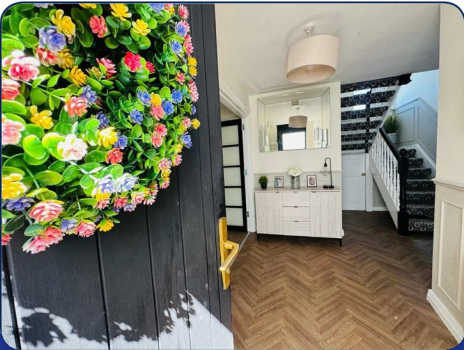
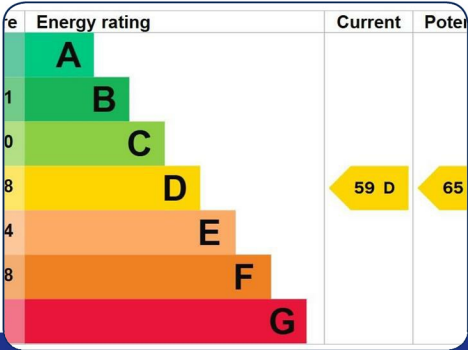
£149,950

FOR SALE

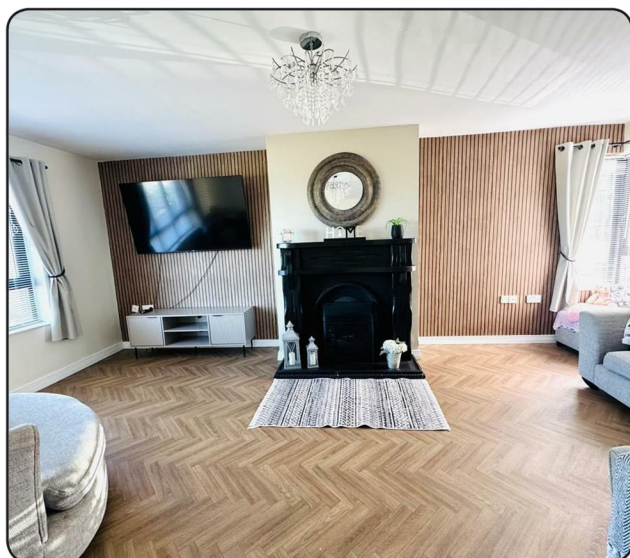
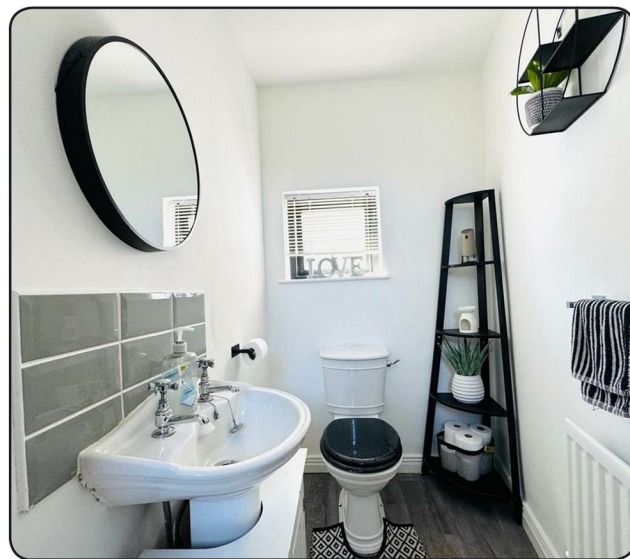
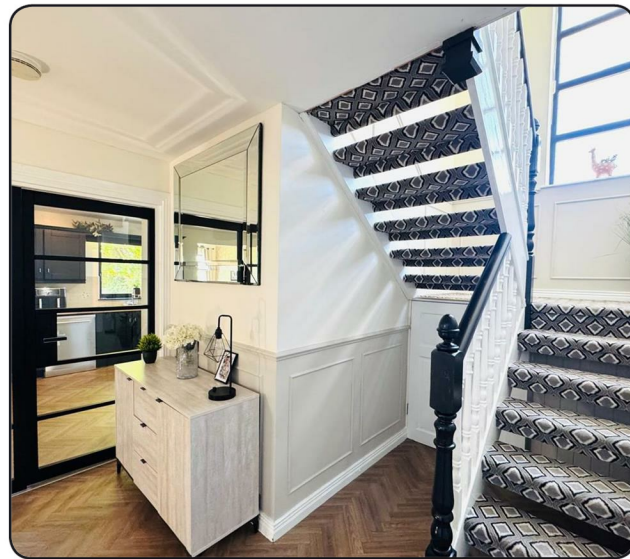


7 Ballyore Grove, Newbuildings, BT47 2TB

- 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)

