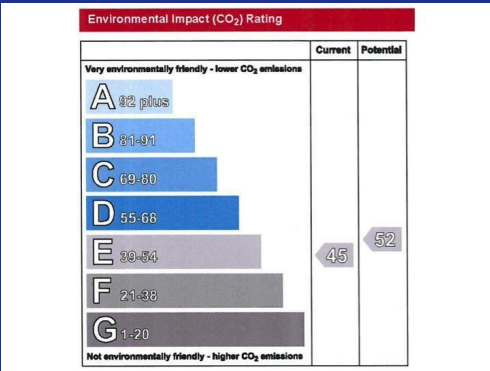
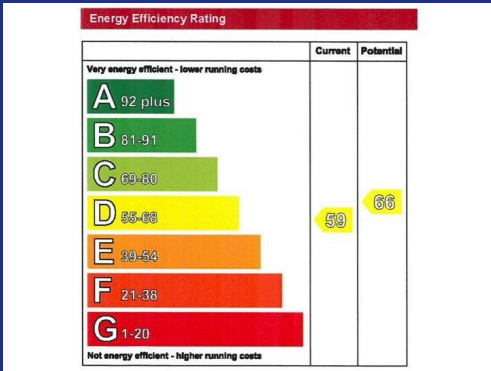


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY



Agent: **Daniel Henry (Limavady)**  
32 Market Street Limavady BT49 0AA  
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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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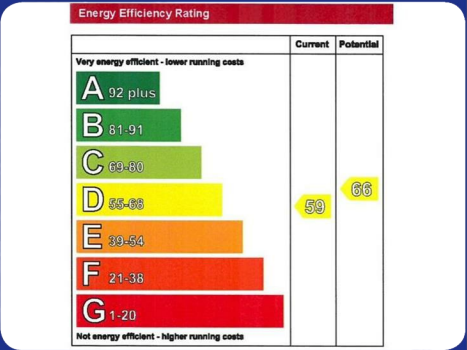
£135,000

FOR SALE



109 Riverview, Ballykelly, BT49 9QP

- 4 Bedrooms/Lounge/Kitchen/3 Bathrooms
- Good Decorative Order
- Located in a Sought After Residential Area
- UPVC Double Glazed Windows
- Oil Fired Central Heating
- Tarmac Driveway
- Outside Light and tap



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## THE PROPERTY COMPRISES:

### Description:

Well finished four bedroom three storied home with a garage offering all the luxuries of modern living. This home has been well maintained by its current owners and we as selling agents would highly recommend internal inspection to fully appreciate all this home has to offer. This would make an excellent family home for any proposed purchaser.

### Location:

Leaving Ballykelly along the main road take a left turn into Riverview. Travel to the top of the site and number 109 overlooks the large green area to the front.

### ACCOMMODATION TO INCLUDE

#### Hallway:

18'4" x 3'11" (5.6 x 1.2 )

Having wood effect laminate flooring, Built-in cloaks storage.

#### Lounge:

21'11" x 11'5" (6.7 x 3.5 )

Consisting of Pine fireplace, Cast iron inset, PVC door balcony, Recess for dining area, Recessed low voltage down lighters,. Dining area (3.6 x 2.8) ON first floor.

#### Kitchen/Dining:

21'11" x 11'5" (6.7 x 3.5 )

With a range of eye and low level units, Matching worktops, Stainless steel sink unit, Built-in hob and oven, Stainless steel extractor fan and light, Plumbed for dishwasher, Wood effect laminate flooring (tiled beneath), PVC Patio doors to private rear garden.

#### Separate WC:

10'5" x 3'3" (3.2 x 1.0)

Having low flush WC, Pedestal wash hand basin, Extractor fan, Tiled flooring.

#### Bathroom:

9'2" x 9'2" (2.8 x 2.8 )

White suite comprising of bath, Pedestal wash hand basin, Low flush WC, Fully tiled shower cubicle, Electric shower, Extractor fan, Tiled flooring, Half tiled walls.

#### Bedroom (1):

19'0" x 11'1" (5.8 x 3.4 )

#### Ensuite:

6'6" x 6'6" (2.0 x 2.0 )

Having fully tiled shower cubicle, Power shower, Low flush WC, Pedestal wash hand basin, Extractor fan, Wood effect laminate flooring.

#### Bedroom (2):

10'5" x 9'2" (3.2 x 2.8 )

Having wood effect laminate flooring.

#### Bedroom (3):

13'1" x 10'5" (4.0 x 3.2 )

#### Bedroom (4):

11'1" x 11'1" (3.4 x 3.4 )

### EXTERIOR FEATURES

With gardens laid in lawn to front. Private enclosed rear garden.

#### Integral Garage:

18'8" x 12'5" (5.7 x 3.8 )

With roller door, Power points and lighting, Fitted eye and low level unit, Stainless steel sink unit, Plumbed for automatic washing machine.

