

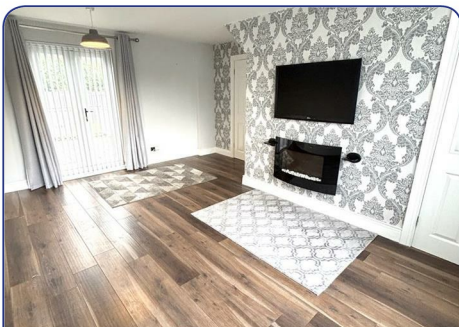
£99,950

FOR SALE



21 Lough Crescent, Ballykelly, BT49 9PP

- End-terrace Home
- Lounge/Kitchen/2 Bedroom/Bathroom
- uPVC Double Glazed Windows
- Oil Fired Central Heating
- Impressive Decorative Order Throughout
- Enclosed Rear Garden
- Well Sought After Residential Location
- Close to Local Amenities



DESCRIPTION:

This end-terrace two bedroom home is located in a well sought after area of Ballykelly. The property is in very good order throughout and offers well laid out family accommodation. It would be an ideal purchase for a first time buyer but would also suit an investor.

LOCATION:

Leaving Ballykelly towards Greysteel take right onto Churchill Road. Follow this road, then take third right into Lough Crescent. Proceed along the one way system, past the play park and number 21 is situated on the left-hand-side.

ACCOMMODATION TO INCLUDE:

Entrance Hall:

5'2" x 4'11" (1.6 x 1.5)
with laminate flooring.

Lounge:

17'8" x 13'9" (5.4 x 4.2)
(dual aspect lounge) with electric fire, wood effect laminate flooring, telephone point, UPVC patio doors to raised decked area in rear garden.

Kitchen:

12'5" x 7'2" (3.8 x 2.2)
with a range of fitted modern high gloss eye and low level units, matching worktop, tiled around units, under-unit lighting, Stainless steel sink unit, gas hob and electric oven, stainless steel extractor fan with light, breakfast bar, tiled flooring.

Utility Room:

7'2" x 4'3" (2.2 x 1.3)
plumbed for automatic washing machine, ducted for tumble dryer, extractor fan, tiled flooring.

Staircase to First Floor Landing

with shelved hot-press.

Bedroom (1):

21'11" x 9'6" (6.7 x 2.9)
(dual aspect room) with built-in wardrobe.

Bedroom (2):

12'1" x 9'10" (3.7 x 3.0)
with double built in wardrobe.

Bathroom:

21'11" x 9'6" (6.7 x 2.9)
with three piece suite comprising of fitted bath with electric shower overhead, wall mounted wash hand basin, low flush w.c. Also having extractor fan, stainless Steel room heater, wall mirror, fully tiled walls, tiled flooring.

EXTERIOR FEATURES:

Small garden to the front. Enclosed rear garden laid in lawn. Raised decked area.

ANNUAL RATES:

£539.22 as at 02/05/2025.

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