

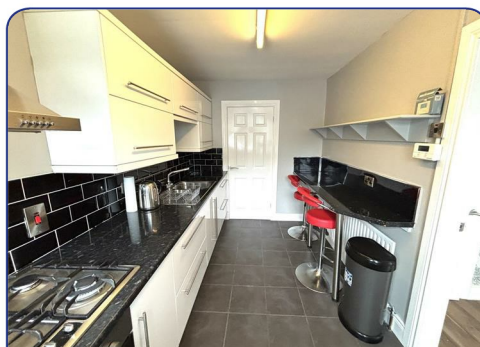
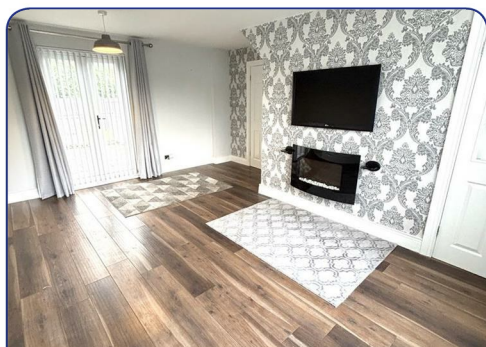
£650

TO LET



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
- £650 Deposit Required



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.

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.

Agent: *Daniel Henry (Limavady)*

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
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.

www.danielhenry.co.uk
www.propertypal.com

