

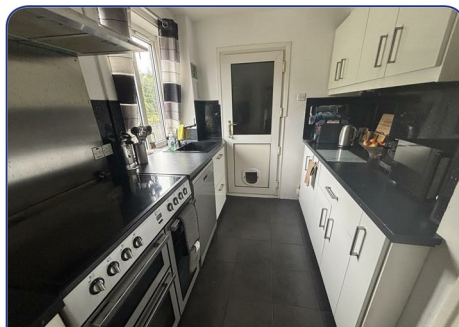
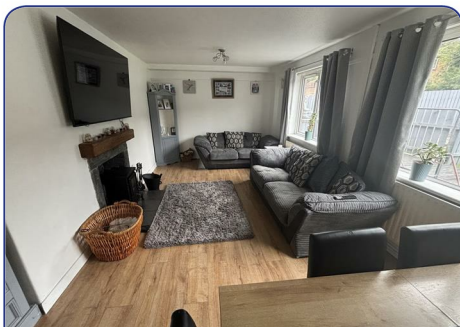
£109,950

FOR SALE



8 Forest Drive, Ballykelly, BT49 9QB

- Mid-terrace House
- Lounge/Kitchen-Dining/3 Bedrooms/Bathroom
- Oil Fired Central Heating
- UPVC Double Glazed Windows
- Private Enclosed Rear Garden
- Street Parking to Front of Property
- Within Walking Distance of Local Amenities
- Ideal Purchase for First Time Buyers/Investors



DESCRIPTION:

Mid-terrace three bedroom house located on the edge of Ballykelly Village. This property offers well laid out family accommodation with the benefit of a private enclosed rear garden. Street parking is available to the front of the property and local village amenities are within walking distance. This property would ideally suit either a first time buyer or investor.

LOCATION:

Travelling through Ballykelly towards Greysteel, just past the "Blue Shop", take left into Forest Drive/Hill Close. Proceed a short distance and take the first right turn. Number 8 Forest Drive is facing onto the Main Clooney Road.

ACCOMMODATION TO INCLUDE:

Entrance Hall

Lounge:

19'8" x 11'9" (6.0 x 3.6)
having feature slate inset with tiled hearth and wooden over-mantle, housing wood burning stove, double dimmer switch.

Kitchen:

13'1" x 7'2" (4.0 x 2.2)
with a range of white high gloss eye and low level units, matching worktop, PVC splash-back, stainless steel range cooker, stainless steel splash-back, steel extractor fan with light, plumbed for dish-washer, built-in larder cupboard, under-stair storage, tiled flooring.

Utility Room:

18'2" x 4'4" (5.54m x 1.32m)
with space for fridge/freezer and tumble dryer, plumbed

for automatic washing machine, access to front and rear of property.

Staircase to First Floor Landing

Bedroom (1):

11'9" x 11'1" (3.6 x 3.4)
with built-in wardrobe, hot-press.

Bedroom (2):

11'5" x 8'10" (3.5 x 2.7)
with built-in wardrobe, cushion flooring.

Bedroom (3):

9'2" x 8'6" (2.8 x 2.6)

Separate W.C.:

4'3" x 3'3" (1.3 x 1.0)
with low flush w.c., cushion flooring.

Bathroom:

5'6" x 5'2" (1.7 x 1.6)
having fitted bath with electric shower over-head, wall mounted wash hand basin, extractor fan, part tiled walls.

EXTERIOR FEATURES:

Street parking available to front of property.

Private rear garden enclosed by high fencing and laid out in artificial grass. Raised decked area and paved patio area. Outside light & tap.

Boiler House

ANNUAL RATES:

£664.95 as at 20/08/2025.

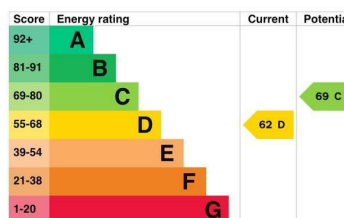
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