

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



**Daniel Henry**  
ESTATE AGENTS

£119,950



31 Hill Close, Ballykelly, BT49 9QA

- Semi Detached House
- 2 Bedrooms / Kitchen / Lounge
- Oil Fired Central Heating
- uPVC Double Glazing
- Enclosed Rear Garden
- Close to Local Village Amenities
- Excellent First Time / Investment Opportunity



**VIEWING STRICTLY BY APPOINTMENT ONLY**

Agent:

**Daniel Henry (Limavady)**

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## THE PROPERTY COMPRISES:

### Description:

This two bedroom semi detached property is sure to attract a lot of interest from both first time and investor buyers alike. Situated in the quiet residential area of Hill Close, the house is convenient to all local village amenities. Early viewing is highly recommended to appreciate all that this home has to offer. Viewing is by appointment only with undersigned agent.

### Location:

Leaving Ballykelly along the A2 Clooney towards Greysteel, go past the "Blue Shop" and take the first into the Hill Close / Forest Drive Development. Take the first left in the development and then first right and follow the road along and No.31 is situated on your left hand side.

### Ground Floor Accommodation:

#### Hallway:

Cushion flooring. Under stair storage.

#### Lounge:

Brick fireplace with electric stove. Cushion flooring.

#### Kitchen:

Fitted with a range of eye and low level units with matching work top. Tiled around units. Stainless steel sink unit. Stainless steel extractor fan and light. Space for fridge freezer. Plumbed for automatic washing machine. Stainless steel splash back. Cooker point. Cushion flooring.

### First Floor Accommodation:

#### Bedroom 1:

Carpet flooring. Built in wardrobe.

#### Bedroom 2:

Carpet flooring. Double built in wardrobe.

#### Bathroom:

Fitted white bath with electric shower over bath. Pedestal wash hand basin. Low Flush W.C. Extractor fan. Cushion flooring. Part tiled walls.

### Exterior Features:

Covered and enclosed decked area to the side of the property. Large enclosed garden laid in lawn to the rear of the property.

