

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Beautiful Family Home with High Quality Finish
Open Plan Kitchen/Dining Leading to Living Area
En-suite Master Bedroom with Dressing Room
Beam Vacuum System
Blinds & Light Fittings Included in Sale
Radiator Covers Included in Sale
Feature Stable Back Door
Garage Currently Fitted Out for Hairdressers
Large Shed with Separate Access via Adjoining Laneway



Daniel
Henry
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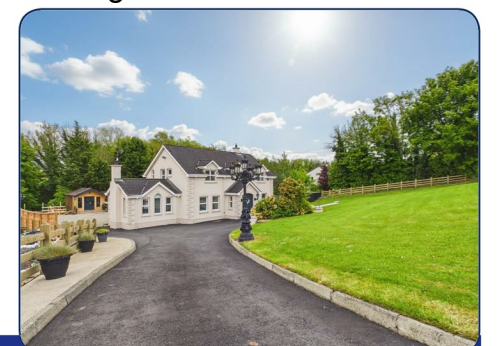
Offers around
£575,000

FOR SALE



42 Loughermore Road, Ballykelly, BT49 9HY

- Detached House in Rural Location
- 3 Bedrooms/3 Receptions/3 Bathrooms
- UPVC Double Glazed Windows
- Oil Fired Central Heating
- Ash Architrave, Skirting & Staircase
- Fully Automatic Electric Gates Opening onto Tarmac Driveway
- Entertaining Area with Log Cabin & BBQ Hut
- Set on a Large Site with Detached Garage and Large Shed



VIEWING STRICTLY BY APPOINTMENT ONLY

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THE PROPERTY COMPRISES:

DESCRIPTION:

This beautiful detached home, know as 'Ferndale' is set on a rural location on the outskirts of Ballykelly Village, with easy commuting to both Ballykelly and Limavady. The property occupies a large site and comes with a number of outbuildings to include a luxury log cabin with sauna. Much thought and effort has been put into the finish of this home, providing a high quality of finish which is evident on entering. With excellent family accommodation to include three bedrooms and three receptions, together with a modern kitchen/dining, this will make a perfect family home. Viewing comes highly recommended to appreciate everything this home has to offer.

LOCATION:

Travelling through Ballykelly Village, just after the bridge, take a left on to the Loughermore Road. Proceed along this road for approximately 3 miles and number 42 is located on the left hand side.

ACCOMMODATION TO INCLUDE:

Entrance Porch:

approached by feature arched frame wooden double doors, tiled flooring, coving around ceiling, recess down-lighters, arch through to:

Hallway:

17'7" x 11'4" (5.38 x 3.47)
with coving around ceiling and centre piece, telephone point, points for wall lights, tiled flooring.

Lounge:

14'4" x 15'0" (4.39 x 4.58)
having cast iron fireplace with tiled hearth, coving around ceiling and centre piece, attractive framing around windows, wood effect laminate flooring.

Kitchen/Dining Area

13'10" x 29'7" (4.23 x 9.02)
having a wide range of attractive cream eye and low level units with curved edges, matching granite worktop with up-stand, Belfast sink unit, built-in gas hob and electric oven, extractor fan with light, built-in fridge and microwave, plumbed for dishwasher, built-in bins, centre island with low level units and granite worktop, feature bulkhead ceiling above island with LED lighting, feature framed windows, recess down-lighters, tiled flooring.

Living Area:

12'9" x 13'10" (3.89 x 4.24)
with feature built-in electric fire and framed windows, recess down-lighters, tiled flooring.

Family Room

13'7" x 15'2" (4.15 x 4.64)
having attractive reclaimed brick fireplace with wooden over-mantles, wood burning stove, feature textured wall and arched windows, tiled flooring.

Utility Room:

7'10" x 11'1" (2.41 x 3.39)
with cream eye and low level units, matching worktop, tiled around units, stainless steel sink unit, plumbed for automatic washing machine, built-in freezer, coat rail, strip lighting, tiled flooring.

Separate W.C.:

3'10" x 7'9" (1.17 x 2.38)
with low flush w.c., pedestal wash hand basin, tiled flooring.

Rear Porch:

3'7" x 6'9" (1.11 x 2.07)
with recess down-lighters, tiled flooring.

Ash Balustrade 3/4 Turn Staircase to First Floor L

with coving around ceiling and centre piece, points for wall lights, dormar window, walk-in hot-press, wood effect laminate flooring.

Master Bedroom (1):

19'7" x 14'0" (5.97 x 4.27)
with feature cast iron fireplace, t.v. point, dormar window, wood effect laminate flooring. EN-SUITE: 2.12m x 2.27m having fitted bath with shower panel and electric shower over-head, wash hand basin with low level vanity unit, low flush w.c., extractor fan, tiled around bath, tiled flooring. WALK-IN DRESSING ROOM: 2.06m x 1.91m

Bedroom (2):

12'1" x 14'11" (3.7 x 4.56)
with built-in mirrored slide-robe and dresser, dormar window, wood effect laminate floor, access to: ROOF-SPACE: partly floored with lighting, drop-down ladder.

Bedroom (3):

11'5" x 14'11" (3.48 x 4.56)
having two built-in sliderobes, t.v. and telephone point, dormar window, wood effect laminate flooring.

Bathroom

8'0" x 11'4" (2.46 x 3.47)
with four piece suite comprising of free-standing roll top bath, pedestal wash hand basin, high flush w.c., UPVC panelled shower cubicle with electric shower. Also having extractor fan, fully tiled walls, tiled flooring.

EXTERIOR FEATURES:

Extensive garden laid in lawn to front and side of property with beautiful ornamental lanterns and feature well. Enclosed by wooden fencing. Flower bed with assortment of small trees/bushes. Tarmac driveway leading to front of property with concrete rear yard.

LOG CABIN: which would be suitable as a gym/storage.

LARGE LOG CABIN WITH SAUNA: with Bi-folding doors, power points and recess down-lighters, Sauna, covered terraced area with recess down-lighters and attractive paving brick.

BBQ HUT: with BBQ grill and chimney, built-in seating.

Detached Garage

18'8" x 15'9" (5.69 x 4.81)
(currently used as a hairdressers) built-in cloaks, power points and strip lighting, pedestrian side door and window, separate w.c., staircase to fully floored first floor with lighting.

Shed:

20'1" x 30'8" (6.13 x 9.36)
with roller door, power points and lighting, built-in storage and shelving, double wooden gates allowing vehicle access from the lane adjoining property (which has a right of way).

ANNUAL RATES:

£2079.00 as at 22/05/2026.

