



## 15 Killylagh Park, Swatragh, BT46 5AT

Offers Over £124,950



### Features

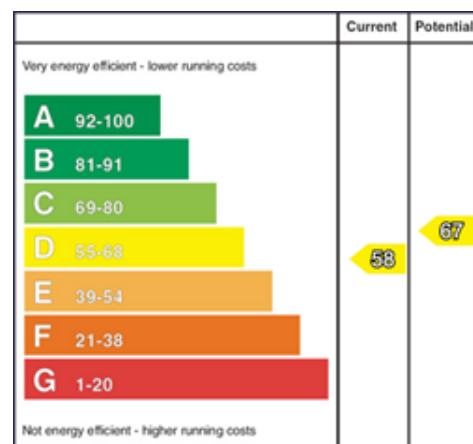
- CLOSING DATE: OFFERS WILL BE RECEIVED UP UNTIL 12 NOON ON WEDNESDAY 8TH MAY 2024, IF NOT SOLD PRIOR.
- Rare opportunity to acquire a three bedroom end terrace property right in the heart of Swatragh.
- Located just off the main arterial A29 Road, ideal for those seeking easy access to Coleraine, Maghera and the North Coast.
- Communal car parking area to rear of dwelling (accessed directly from the Drumbane Road).
- Spacious corner plot with front, side and rear garden areas and wooden shed/additional potting shed.
- Potential for extension to side of dwelling (subject to all approvals and consents).
- All village amenities, shops and school on your doorstep.
- Adjacent to the beautiful Killylagh Parish Church.
- Pedestrian access directly from the Drumbane Road.
- uPVC windows and entrance doors.
- An ideal First Time Buyer or Investor purchase.
- Included in the sale: all floor coverings; light fittings; window blinds; curtains and poles; cooker; TV aerial; washing line; wooden shed; potting shed.

### Contact Us

Viewing By Appointment Only

028 796 42271

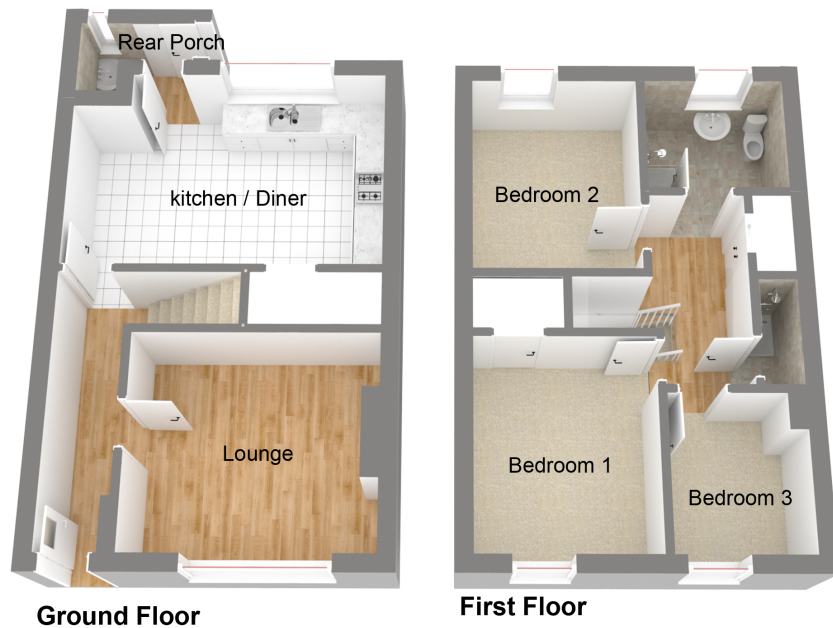
maghera@burnshomes.co.uk



Please Scan QR Code or visit [burnshomes.co.uk](http://burnshomes.co.uk) for further details, including extra pictures, interactive 360 virtual tours and full EPC report (where applicable).

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Approximate Gross Internal Area = 91 sq m / 980 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1064880)



Note: These particulars are given on the understanding that they will not be construed as part of a Contract or Lease. Whilst every care is taken in compiling this information we can give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars.

We have not tested electrical or other appliances that may be within the property, including, where applicable, the central heating. Any prospective purchaser should make their own enquiries. No warranty is given. Neither the vendor, Burns & Co nor any person employed by them, has any authority to make or give any representation or warranty whatsoever in relation to this property. No offers are accepted via email.