BURNS & CO SERVING YOU SINCE 1932
RESIDENTIAL | COMMERCIAL | AGRICULTURAL

028 796 42271

34 Ballymenagh Road, Garvagh, BT51 5NE

Offers Over £369,950

Features

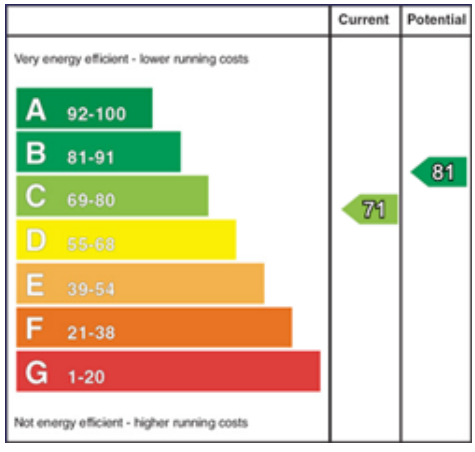
- Superb four bedroom/four reception detached family home extending to over 2,600 sq.ft. and tucked away on a generously proportioned site offering picturesque views of the surrounding hills.
- Conveniently located a short drive from the main arterial A29 Carhill Road between Garvagh and Swatragh with Coleraine/Kilrea/Maghera also within easy driving distances.
- Excellent internal accommodation including: spacious open plan kitchen/dining area, master bedroom with en suite, multiple reception rooms, etc.
- Detached garage.
- Ample car parking for multiple vehicles to front, side and rear of dwelling.
- Outside BBQ area at rear / expansive Tobermore Concrete brick paved areas to side and rear.
- Access is via a shared concrete laneway leading onto a private tarmac driveway (sharing concrete laneway with a residential dwelling and a neighbouring land owner).
- Included in the sale (internal): all floor coverings, light fittings, window blinds, curtains and poles; stove; fitted bedroom furniture; t/d; American-style fridge freezer; int. d/w; cooking station.
- Included in the sale (external): TV aerial and satellite dish; black electronic entrance gates; tree amd hedging.

Contact Us

Viewing By Appointment Only

028 796 42271

maghera@burnshomes.co.uk



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

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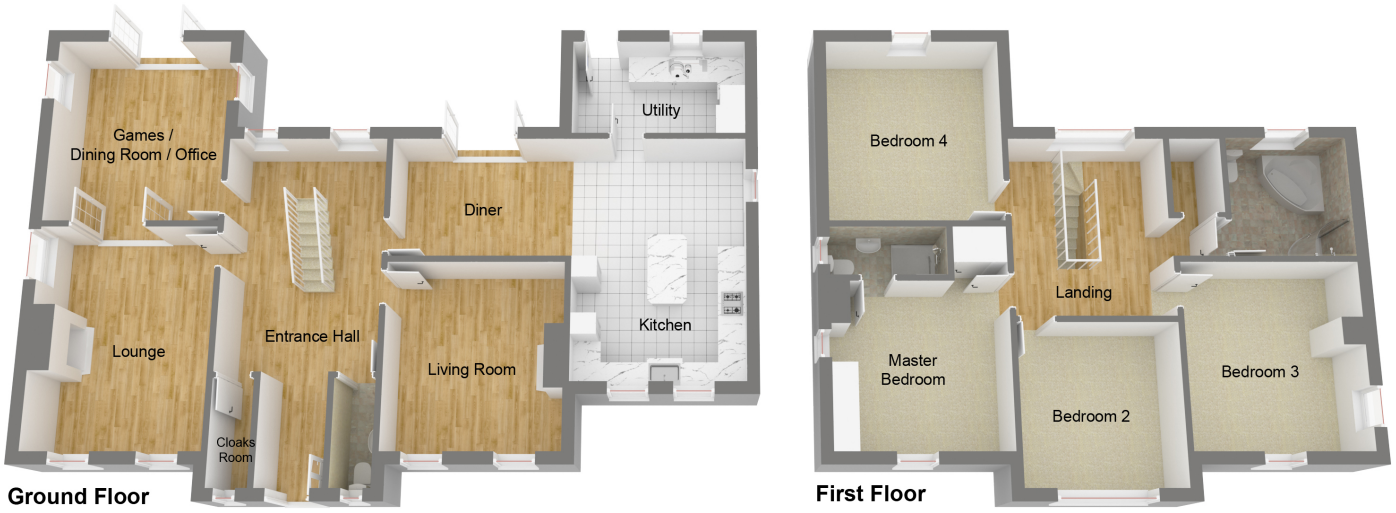
Approximate Gross Internal Area = 246.0 sq m / 2644 sq ft



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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. (ID1340871)

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.