

Lisney

FOR SALE:

Modern, end-terrace
3 bedroom townhouse

12 AGIVEY COURT, GARVAGH,
COLERAINE, BT51 5FD



CONTACT

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Lisney
1st Floor Montgomery House
29-33 Montgomery Street
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BT1 4NX

DETAILS

- Tenant currently in place however notice has been served and vacant possession will be obtained by September 7 2016
- Well kept, quiet residential development
- Convenient location just 200 metres from the Town Centre
- Pleasant views over the Agivey River

LOCATION

The property is situated in Garvagh, a small town located 11 miles south of Coleraine and 20 miles north west of Ballymena.

From the crossroads in Garvagh town centre, turn left and travel through the town, past the Museum and Heritage Centre. Just over the Agivey River Bridge, turn left onto the Kurin Road. Number 12 is on the right hand side.

DESCRIPTION

Agivey Court is a small, modern, residential development of approximately 20 houses and apartments.

The development is located within walking distance of the town centre and benefits from views over the River Agivey.

Number 12 comprises of an end terrace, three bedroom townhouse over two storeys. The house is modern and has been maintained by the tenant. Each property benefits from a parking space located to the rear.

A communal grassed area is situated to the rear of the property along with some visitor parking.

There is a tenant in place however Notice to Quit has been served and vacant possession will be obtained by 7 September 2016



ACCOMMODATION

All measured areas at the widest point

GROUND FLOOR LEVEL

Entrance Hallway

Tiled floors and painted walls and ceilings. Offers access to the living room and first floor.

Living room **4.06m x 5.14m** **(at widest points)**

Wooden laminate floors with painted walls and ceiling. Attractive features include a wooden fireplace and glazed double doors leading to the kitchen. Two windows front to the Kurin Road and overlook the Agivey River.

GROUND FLOOR LEVEL (CONTINUED)

Kitchen/dining room *4.15m x 5.15m*

Tiled floors with painted walls and ceilings. The fitted kitchen is modern, with teak coloured wood effect cupboards and dark grey countertops. The kitchen is well proportioned and fits a large dining table with additional open space. Leading from the kitchen to the rear of the house is the utility room, W.C. and back door.

Bathroom *1.66m x 0.95m*

W.C and wash hand basin

Utility room *2.05m x 1.87m*

Tiled floors and painted walls, with fitted cupboards and sink to match the kitchen.



FIRST FLOOR LEVEL

Landing /hallway

Carpeted floors with painted walls and ceilings. Three bedrooms and the main bathroom lead from the hallway.

Bedroom 1 *4.14m x 2.90m*

Large bedroom at the rear of the house with painted walls and ceilings and carpeted floors.

Bedroom 2 *4.07m x 3.11m*

Large bedroom at the front of the house, with painted walls and ceilings and carpeted floor. Includes an ensuite bathroom.

Ensuite *0.99m x 2.88m.*

Containing W.C., shower and wash hand basin.

FIRST FLOOR LEVEL (CONTINUED)

Bedroom 3 1.94m x 2.40m

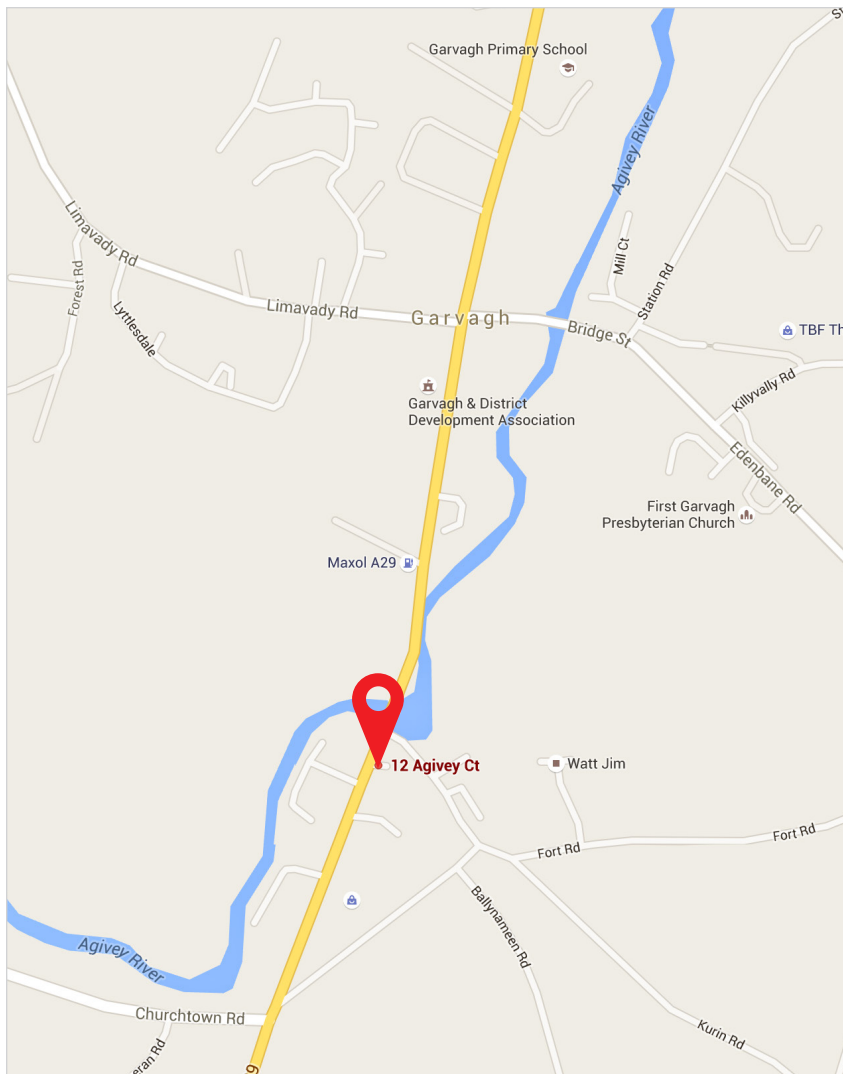
Bedroom with painted walls and ceilings with wooden laminate floors.

Bathroom 2.13m x 3.13m (at widest points)**Hot Press** 0.75 x 1.12m

FEATURES

- Two storey townhouse
- Well kept property
- Oil fired central heating
- PVC windows and doors
- Parking bay to rear of property
- Convenient location close to Garvagh town centre, local amenities and schools

LOCATION



ENERGY PERFORMANCE

This property has an energy efficiency rating of:
C/73

Energy Performance Certificate Northern Ireland

12, Agivey Court Garvagh COLERAINE BT51 5FD	Date of assessment: Date of certificate: Reference number: Type of assessment: Accreditation scheme: Assessor's name: Assessor's accreditation number: Employer/Trading name: Employer/Trading address: Related party disclosure:	28 November 2013 28 November 2013 9963-3958-0298-9027-4515 SAP, new dwelling Enthusiast Energy Systems Ltd Mr. Joe Diamond EES/008100 Diamond Architecture 77 Main Street, Co Derry, Maghera, BT46 5AB No related party
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Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
A 92 plus		
B 81-91		
C 69-80	73	74
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

The full certificate can be made available upon request.

RATES

NAV	£85,000
Rates Payable (16/17)	£653.00 PA.

STAMP DUTY

This will be the responsibility of the purchaser.

TITLE

We understand the property is held on a freehold basis.

ASKING PRICE

Offers invited in the region
of £68,950

VAT

All prices, outgoings and rentals are
exclusive of, but may be liable to,
VAT

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