

Lisney

FOR SALE:

Modern, mid-terrace
3 bedroom townhouse

11 AGIVEY COURT, GARVAGH,
COLERAINE, BT51 5FD



CONTACT

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

DETAILS

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

Number 11 comprises of a mid-terrace, three bedroom townhouse over three storeys.

The house is modern and has been well kept by the tenant. The property benefits from a parking space located to the rear of each house.

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

Wooden laminate floor with painted walls and ceiling. Offers access to the living room and first floor.

Living room **4.11m x 5.20m** **(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 river.

GROUND FLOOR LEVEL (CONTINUED)***Kitchen/dining room* 4.17m x 5.19m**

Tiled floors with painted walls and ceilings. The fitted kitchen is modern, with cream cupboards, wood effect countertops and stylish tiled splashbacks. The kitchen is well proportioned and fits a large dining table and sofa. Leading from the kitchen to the rear of the house is the utility room, W.C. and back door.

***Utility room* 2.05m x 1.87m**

Tiled floors with painted walls and ceilings. Benefits from fitted cupboards and sink to match the style of the kitchen.

***Bathroom* 1.66m x 0.95m**

Accessed from the utility room, the W.C. contains a W.C and wash hand basin. Tiled floors with painted walls and ceilings.

FIRST FLOOR LEVEL***Landing/hallway* 2.22m x 1.47m**

The landing between the first and second floor staircase is large and is currently used as library.

***Bedroom 1* 3.14m x 4.06m**

Main bedroom at the front of the house with painted walls and ceilings and wooden laminate flooring. Light and bright with pleasant views over the river.

***Ensuite* 2.80m x 1.00m**

Bedroom 1 benefits from an ensuite bathroom containing a W.C., shower and wash hand basin.

***Bedroom 2* 4.14m x 2.91m**

Large bedroom at the rear of the house with painted walls and ceilings and wooden laminate flooring.

***Bathroom* 2.16m x 2.41m**

The main bathroom in the house – contains a bath, shower, W.C. and wash hand basin. Tiled floors and painted walls.

Hot-press* 1.13m x 0.73m****SECOND FLOOR LEVEL**Second floor hallway* 1.06m x 2.21m*****Airing Cupboard* 1.39m x 2.21m**

Large airing cupboard located off the hallway, currently used for storage of bulky items.

***Bedroom 3* 5.04m x 4.13m (at widest points)**

Large bedroom with papered walls and wooden laminate flooring – part sloped ceilings under the eaves.

Ensuite – (1.07m x 1.04m)

Located between the bedroom and dressing room, the ensuite comprises of a W.C, shower and wash hand basin.

SECOND FLOOR LEVEL (CONTINUED)

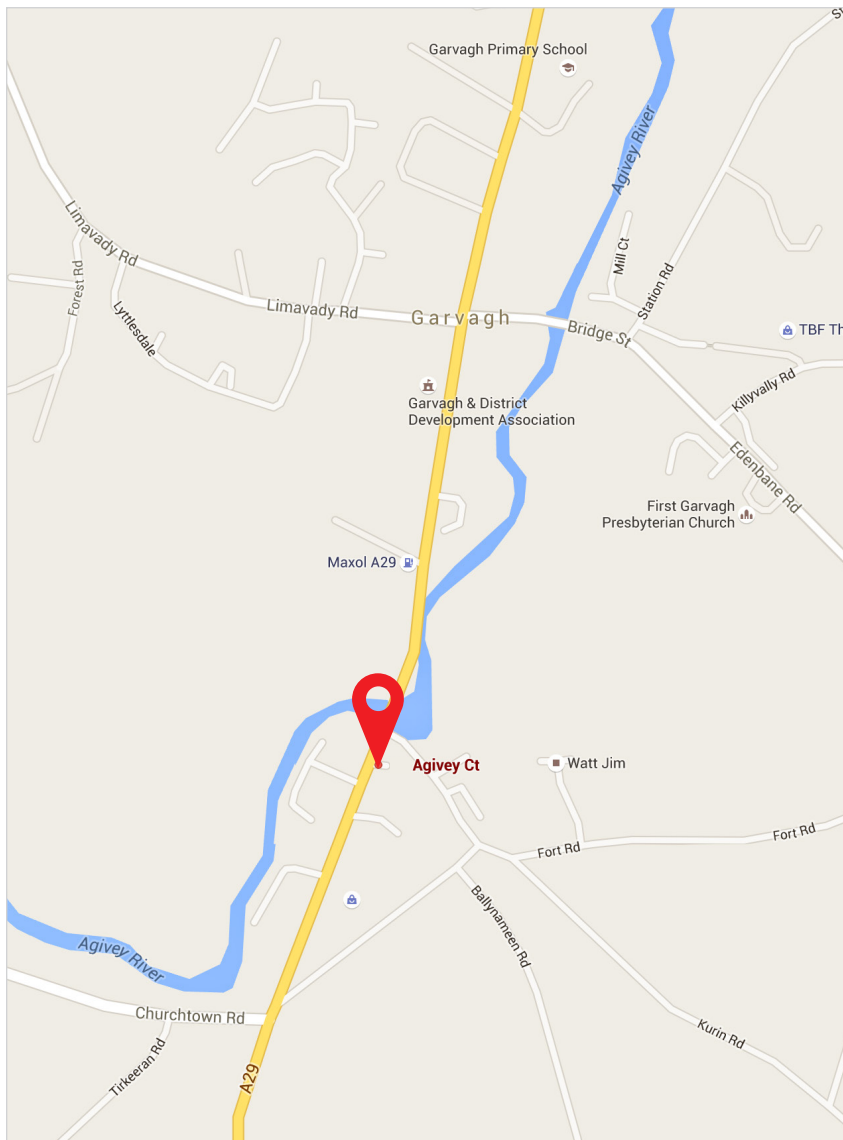
Dressing room 2.87m x 1.51m

Dressing room/walk in wardrobe with sloped ceilings, wooden laminate flooring and painted walls.

FEATURES

- Three 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: D77

Energy Performance Certificate Northern Ireland

11, 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 2889-3925-0359-6497-0970 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

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	77	78
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)	£635.00 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 £72,950

VAT

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

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