

**FOR SALE**

**45 Bellshill Road, Castledawson BT45 8HG**

THREE BEDROOM COUNTRYSIDE BUNGALOW JUST ONE MILE FROM CASTLEDAWSON

**Lisney**

COMMERCIAL REAL ESTATE



## FEATURES

Ideal refurbishment opportunity

Just 1 mile from Castledawson

Three bedroom detached bungalow with detached garage

Spacious garden with decked patio

Quiet countryside setting

### LOCATION

The subject property is located in a semi-rural location just 1 mile from Castledawson.

Castledawson is a small mid-Ulster village within County Londonderry, just 2.7 miles from Magherafelt, 4.5 miles from Toome and 13 miles from Cookstown.

Castledawson has a variety of amenities including primary schools, Moyola Football Club, shops and churches.

The subject property is situated at the end of the Bellshill Road where the road had previously joined to the Annaghmore Road. The Bellshill Road is now a quiet thoroughfare which still benefits from quick and easy access to the A6.

### DESCRIPTION

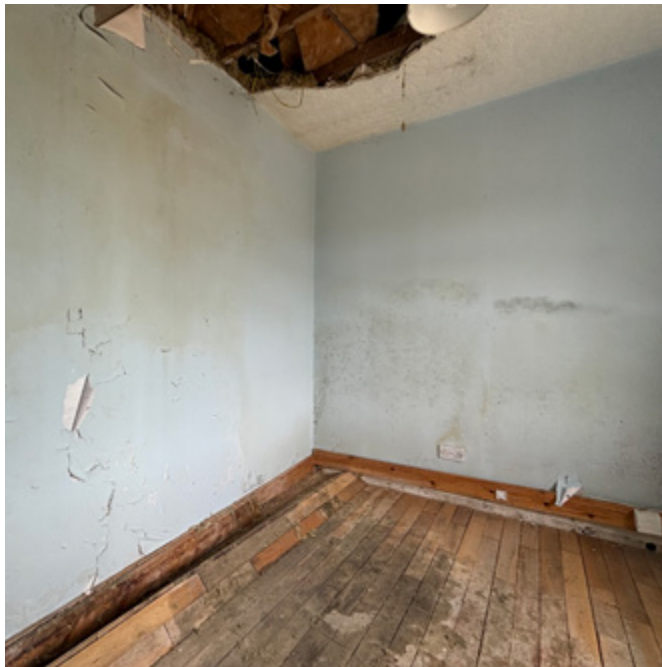
The subject property is a detached, three-bedroom bungalow on land of c.0.169 acres.

Externally, the property benefits from a gated driveway leading to a detached garage with roller shutter, with an adjoining greenhouse. Gardens surround three sides of the property, with a decked area to the rear of the house.

Internally, the property comprises of a spacious entrance hall, large living room, family bathroom, kitchen / diner and three bedrooms.

Due to a previous leak, the property requires some internal refurbishment, please see internal photographs.







### ACCOMMODATION

The areas below are approximate:

Room	SqM	SqFt
Living Room	21.81	235
Bedroom 1	10.16	109
Bedroom 2	11.60	125
Bedroom 3	6.24	67
Kitchen	12.12	130
Bathroom	6.40	69
Hallway	10.78	116
Storage	1.23	13
<b>Total</b>	<b>80.34</b>	<b>864</b>
Garage	12.21	131

### RATES PAYABLE

From a review on the Land & Property Services website, we understand the rates are as below:

Capital Value:	£110,000
Rates Pounding 2024/25:	0.009025
Rates Payable:	£992.75





## LOCATION



## TITLE

Freehold

## PRICE

£175,000

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT. Further information is available at [www.lisney.com](http://www.lisney.com)

## EPC

The EPC rating is F32

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	53 E
1-20	G		

## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 23558

# Lisney

COMMERCIAL REAL ESTATE

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Viewing strictly by appointment with the sole selling agent Lisney

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