



P. McDERMOTT

PROPERTY & MORTGAGES



**32 GLENROE PARK,
DUNGIVEN BT47 4PE**

This 3 bedroom detached bungalow is situated in the private and popular development of Glenroe Park. It is located only a few minutes walk from the local schools, churches and other local amenities. The potential of this property can be seen on inspection.

Additional Features:

- ♦ uPVC Double Glazed Windows
- ♦ Oil Fired Heating
- ♦ Gravel Driveway offering Off-road Parking
- ♦ Front & Back Gardens laid in Lawn

PRICE: OFFERS AROUND £110,000

VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages

130 Main Street | Dungiven | Co. Derry BT47 4LG

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- Entrance Hall:** Mahogany front door with 3 point locking system. Shelved hot-press, cloaks. Telephone point.
- Living Room:** 16'3 x 11'4 Open fire with tiled inset & tiled hearth. T.v point.
- Kitchen/ Dining:** 14'8 x 10'4 Range of eye and low level kitchen units in an oak finish. Stainless steel, single drainer sink. "Belling" electric cooker.
- Utility Room:** 7'1 x 4'9 Mahogany back door with 3 point locking system. Stainless steel, single drainer sink with mixer tap. Plumbed for washing machine.
- Bedroom 1:** 9'9 x 13'8
- Bathroom:** 6'5 x 8'10 Suite includes low flush w.c, pedestal wash hand basin, bath, and shower cubicle with electric shower.
- Bedroom 2:** 10'8 x 11'
- En Suite:** 3'3 x 7'7 Low flush w.c and pedestal wash hand basin. Shower cubicle (electric shower not fitted).
- Bedroom 3:** 8'5 x 7'9
- Exterior:** Gravel driveway.
Front and Back garden laid in lawn.

IMPORTANT INFORMATION

We endeavour to make our sales details accurate but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representations or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.