Daniel Henry
ESTATE AGENTS

£214,950



9 Benview Manor, Dungiven, BT47 4FP

- Semi-Detached House
- Lounge/Kitchen-Dining/3 Bedrooms/3 Bathrooms
- Gas Central Heating
- UPVC Double Glazed Windows
- Beautifully Finished to a High Standard Throughout
- Enclosed Rear Garden
- Tarmac Driveway
- Easy Commuting to Belfast/Derry







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DESCRIPTION:
This semi-detached three bedroom house is of recent construction and has been finished to an impeccable standard. It offers spacious and well laid out family accommodation offering all the luxuries of modern living, with the added benefit of a master bedroom with en-suite and walk-in dressing room. It is situated on the edge of Dungiven Town, within walking distance of all local amenities. This property comes highly recommended.

LOCATION:
Leaving Dungiven along the Garvagh Road, take a right turn after the football grounds into Benview. Proceed through the development and take the second left turn. Number 9 is situated on the left hand side.

ACCOMMODATION TO INCLUDE:

Entrance Hallway:
3'8" x 9'3" (1.14 x 2.82)
with telephone point, tiled flooring.

Separate W.C:
2'11" x 5'4" (0.91 x 1.65)
with low flush w.c., ceramic wash hand basin with low level vanity unit, Chrome heated towel rail, decorative half wood panelled walls, tiled flooring.

Lounge:
11'8" x 18'1" (3.57 x 5.53)
with decorative half wood panelled walls, alcove with wood burning stove set on tiled hearth, floating wooden over-mantel, wood effect laminate flooring.

Kitchen/Dining:
11'5" x 18'0" (3.49 x 5.51)
with a range of modern fitted eye and low level units, matching worktop, tiled around units, composite sink unit, built-in hob and oven, stainless steel extractor fan with light, built-in fridge/freezer and dishwasher, recess low voltage down-lighters, decorative half wood panelled walls, UPVC patio doors to rear garden.

Utility Room:
4'9" x 8'4" (1.47 x 2.55)
with modern eye and low level units, matching worktop, plumbed for automatic washing machine, space for tumble dryer, under-stair storage, tiled flooring.

3/4 Turn Staircase to First Floor Landing:
with built-in cloaks, carpet flooring.

Master Bedroom (1):
11'8" x 11'3" (3.57 x 3.45)
with decorative wood panelled wall, carpet flooring. WALK-IN DRESSING ROOM: 1.54m x 1.95m. EN-SUITE: 1.67m x 1.97m having fully tiled shower cubicle with thermostatic shower, wall mounted wash hand basin, low flush w.c., extractor fan, stainless steel room heater, tiled flooring.

Bedroom (2):
9'8" x 10'1" (2.96 x 3.09)
with carpet flooring.

Bedroom (3):
8'9" x 7'7" (2.69 x 2.33)
with carpet flooring.

Bathroom:
9'7" x 6'5" (2.94 x 1.97)
with four piece suite comprising of free standing bath, wall mounted wash hand basin, low flush w.c., fully tiled shower cubicle with thermostatic shower. Also having extractor fan, stainless steel room heater, tiled flooring.

EXTERIOR FEATURES:
Tarmac driveway to front of property.

Garden to rear laid in lawn and enclosed by high fencing. Paved patio area.

ANNUAL RATES
£1,066 as at 05/11/2026.

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