



P. McDERMOTT

PROPERTY & MORTGAGES



22a LACKAGH PARK, DUNGIVEN BT47 4ND

Thoughtfully designed, 3 bedroom detached chalet bungalow in the popular Lackagh Park development on the edge of Dungiven. This home offers well proportioned family living accommodation and all the comforts required for today's living. It is located just a few minutes walk from the Main Street with all its shops and social amenities. It is 20 minutes from Derry and an hour from Belfast by the A6.

Additional Features:

- ◆ New build, Full Turn Key Finish Package Available
- ◆ 3 double bedrooms
- ◆ Main bathroom, downstairs shower room & en suite to master bedroom
- ◆ Patio doors leading to back garden

PRICE: £105,000 + £5,000 PC SUM

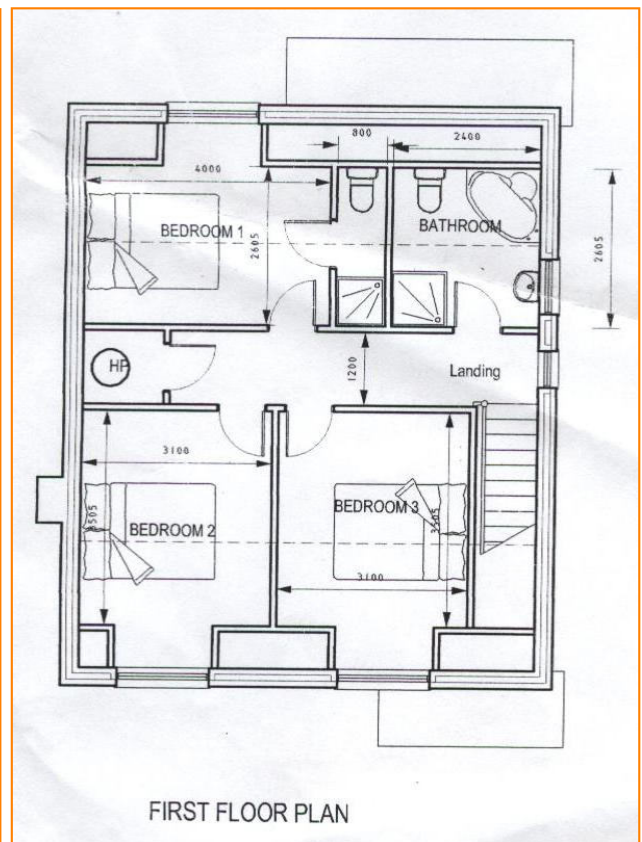
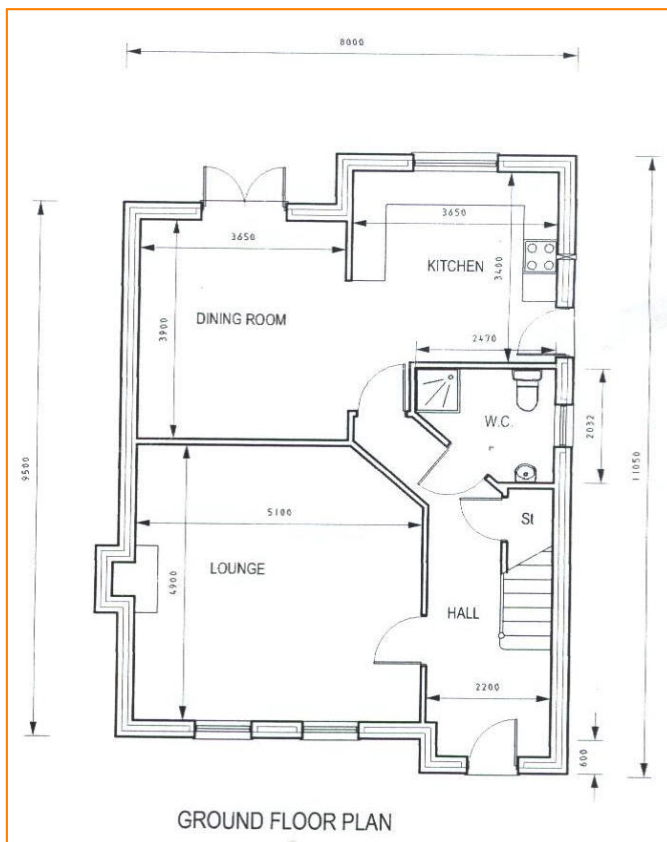
VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages

130 Main Street | Dungiven | Co. Derry BT47 4LG
Telephone: 028 7774 0100 Facsimile: 028 7774 0541

Specification & Finishes:

- ♦ Painted internally
- ♦ External Finish - dry dash and corner stones
- ♦ Timber front door
- ♦ UPVC back door
- ♦ White uPVC windows and white fascia & soffit
- ♦ Tiling:
 - Kitchen/ dining area floors
 - Walls between kitchen units
 - Floor in w.c & shower
 - Bathroom floor, shower & en suite shower
- ♦ Tarmac driveway
- ♦ Gardens top soiled & leveled
- ♦ 6 ft high close board fence to back
- ♦ 6 ft high fence to sides dividing properties



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.