



P. McDERMOTT

PROPERTY & MORTGAGES



**2 KEVIN LYNCH PARK,
DUNGIVEN BT47 4GZ**

This is a beautifully presented 3 bedroom end terrace town house located in the centre of the town and convenient to all local amenities. It is also perfectly located for those commuting to work in either Belfast or Derry. This is sure to attract first time buyers and investors alike.

Additional Features:

- ◆ UPVC double glazed windows
- ◆ Oil fired central heating
- ◆ 3 spacious bedrooms & en suite
- ◆ Vertical blinds throughout
- ◆ All light fittings & floor coverings included

PRICE: OFFERS AROUND £75,000

VIEWING: BY APPOINTMENT THROUGH AGENT

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

Telephone: 028 7774 0100 Facsimile: 028 7774 0541

- Entrance Hall:** Mahogany front door with 3 point locking system. Telephone point. Tiled floor.
- Living Room:** 14'2 x 17'2 Feature open fire with cast iron inset and tiled hearth. Laminate wooden floor. TV points.
- Kitchen/ Dining:** 10'3 x 17'6 Range of eye and low level fitted kitchen units in an Oak finish. Stainless steel, 1½ bowl sink. Electric hob and oven. Walls tiled between kitchen units. Floor tiled. Patio doors leading to back garden.
- Ground Floor WC:** 3'3 x 6'2 Low flush w.c. and pedestal wash hand basin. Tiled splash back. Tiled floor. Extractor fan.
- 1st Floor Landing:** Carpet to stairs and landing. Storage under stairs. Cloaks.
- Bathroom:** 7'7 x 6'4 Suite includes bath, low flush w.c and pedestal wash hand basin. Tiled around bath area.
- Bedroom 1:** 10'10 x 10'9 Carpet to floor. Walk in wardrobe.
- En Suite:** 5'3 x 5'10 Electric shower and fully tiled shower cubicle. Low flush w.c and pedestal wash hand basin.
- Bedroom 2:** 9'5 x 13'9 Carpet to floor.
- Bedroom 3:** 7'10 x 10'6 Carpet to floor.
- Exterior:** Car parking to front of property. Back garden laid in lawn with patio area and surrounded by high fence and garden wall offering excellent privacy.

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.