

15 Flanders Road, Dungiven BT47 4RH

Exterior: 6.9m x 6.6m Large Double Garage with electric roller door. Lighting and power points. Floored loft area for storage with pull-down stair access. Pedestrian door.
Private driveway leading to property and stoned yard.
Only requires some landscaping and external works to be completed by purchase.





P. McDERMOTT

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.



P. McDERMOTT
PROPERTY & MORTGAGES



**15 FLANDERS ROAD,
DUNGIVEN BT47 4RH**

This is a superb, recently built property located in a picturesque, country setting near Dungiven town. It has been expertly planned with fantastic attention to detail and offers large spacious accommodation finished to a high standard. It is only 10 minutes from Limavady and 25 minutes from Derry city and is 3 minutes from the main Derry to Belfast A6. It has fantastic views of the surrounding countryside and is sure to attract great interest.

Additional features:

- ♦Large Detached 4/5 Bedroom House
- ♦3 En Suites & 3 Reception Rooms
- ♦Bison Slabs to first floor
- ♦Cherry Oak uPVC Sash Windows
- ♦High Specification fitted Kitchen
- ♦Alarm System and Wireless Internet to all rooms
- ♦Oak Internal Doors
- ♦Beam Vacuum System

PRICE: OFFERS AROUND £249,000
VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages
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Entrance Hall: Impressive entrance hall with ornate staircase with oak treads. Porcelain tiles to floor. Antique radiators.

Living Room: 4.5m x 4.4m Bright living space with multi-fuel stove which is also connected to heating system. French doors leading to kitchen/ dining area.



Kitchen/ Dining: 8.8m x 3.6m Excellent range of eye and low level fitted kitchen units, in a solid wooden finish, incorporating stainless steel sink with mixer taps, wine rack and matching work-top. Feature 'island' with granite worktop and pop-up electric sockets. Recessed down-lighters. Tiled floor. Patio doors leading to garden area. French doors leading to sun room.



Sun Room: 4.1m x 4.1m Feature vaulted ceiling. Tiled floor and door leading to garden area.



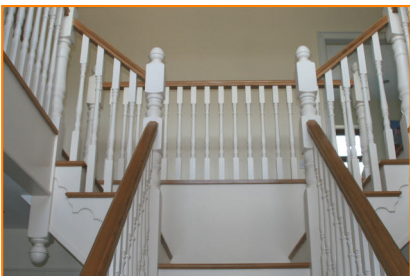
Sitting Room: 4.3m x 3.2m Feature fireplace with tiled hearth.

Study/ Bedroom: 4.4m x 2.3m

Utility Room: 2.9m x 2.2m Range of eye and low level fitted kitchen units with stainless steel sink unit. Plumbed for washing machine. Tiled floor.

Ground Floor W.c: 2.2m x 1.5m Low flush w.c, wash hand basin with mixer taps, vanity unit and chrome heated towel rail.

1st Floor Landing: Impressive staircase leading to gallery style landing with patio doors opening onto balcony area.



Bedroom 1: 4.4m x 2.9m Carpet to floor. T.v points.

En suite: 2.6m x 1.3m Wet room with low flush w.c, pedestal wash hand basin, mains shower, heated chrome towel rail. Fully tiled.



Bedroom 2: 4.4m x 3.4m Carpet to floor.



En Suite: 2.2m x 2.1m Wet room with mains shower, low flush w.c, pedestal wash hand basin and chrome heated towel rail.

Bathroom: 3.2m x 2.2m Bathroom suite includes; bath, pedestal wash hand basin, low flush w.c, fully tiled shower cubicle with jets and power shower. Chrome down-lighters, tiled floor and walls part tiled.

Bedroom 3: 3.4m x 3.4m Carpet to floor. T.v point. Computer points.

En Suite: 2.1m x 1.2m Low flush w.c, wash hand basin with low level vanity unit and plumbed for shower.

Bedroom 4: 4.4m x 3.2m Carpet to floor. T.v point and computer point.

Third Level: 14m x 4m Access has been provided to the third level which is currently used as a play/ games room.