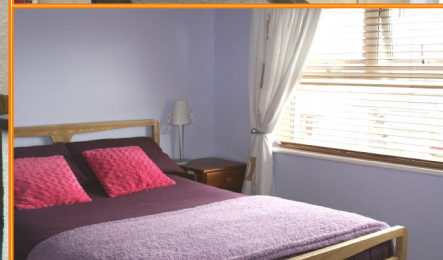




P. McDERMOTT

PROPERTY & MORTGAGES



**61 MITCHEL PARK,
DUNGIVEN BT47 4LW**

This is an excellent 4 bedroom mid-terrace property located in the quiet development of Mitchel Park. It is tastefully decorated throughout and enjoys all the modern requirements of a family home. A property in this area always attracts high levels of interest, so an early viewing is recommended.

Additional Features:

- ♦ 4 Bedrooms
- ♦ UPVC Double Glazed Windows
- ♦ UPVC Front & Back Doors
- ♦ Oil Fired Heating
- ♦ Well Finished Internally
- ♦ Off Road Parking

PRICE: OFFERS AROUND £69,500

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

- Entrance Hall:** UPVC front door. Laminate wooden floor. Storage under stairs. Carpet to stairs leading to 1st floor.
- Living Room:** 12'9 x 11'10 Feature open fire with wooden surround and tiled hearth. Laminate wooden floor. Coving to ceiling. TV points.
- Kitchen/ Dining:** 17'1 x 9'1 Excellent range of eye and low level fitted kitchen units in a Beech finish incorporating stainless steel, single drainer sink with mixer taps, stainless steel extractor fan, 'Hot point' electric hob and oven, 'Nardi' integrated fridge/ freezer. Walls tiled between kitchen units. Floor tiled. UPVC back door. Coving to ceiling.
- Bathroom:** 6'0 x 7'4 Suite includes; low flush w.c, pedestal wash hand basin and bath with electric shower over. Walls ½ tiled and floor tiled. Coving to ceiling.
- Bedroom 1:** 8'2 x 10'4 Carpet to floor. Built in storage.
- Bedroom 2:** 7'7 x 11'6 Carpet to floor.
- Bedroom 3:** 7'6 x 10'2 Carpet to floor. Mirrored slide-robos.
- Bedroom 4:** 11'8 x 11'9 Carpet to floor.
- Exterior:** Tarmac driveway provides ample off road parking.
Back garden laid in lawn with high timber fence and hedging providing privacy.
Shed provides storage.



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.