



P. McDERMOTT

PROPERTY & MORTGAGES



1 PELLIPAR PARK, DUNGIVEN BT47 4PB

3 bedroom detached bungalow in a quiet development within a few minutes walking distance of all local amenities. The property is in need of some modernisation and is ideal for the first time buyer or investor. The property benefits from a large garden to the rear and an integral garage.

Additional Features:

- ♦ 3 Bedrooms
- ♦ UPVC Double Glazed Windows
- ♦ Oil Fired Central Heating
- ♦ All Blinds, Light fittings and Floor coverings included
- ♦ Garage
- ♦ Spacious Plot in a quiet Private Development

PRICE: OFFERS AROUND £79,950

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

- Porch:** 2'1 x 5'5 Hardwood Mahogany front door and sidelight. Tiled floor.
- Entrance Hall:** Carpet to floor. Telephone point. Shelved hot-press.
- Living Room:** 12'2 x 11'5 (at widest point) Open fire with tiled surround and tiled hearth. Carpet to floor.
- Kitchen:** 12'1 x 7'4 Range of eye and low level kitchen units. Walls part tiled. Floor tiled. Hardwood back door.
- Dining Area:** 11'6 x 10'4 Laminate wooden floor.
- Bathroom:** 7'10 x 6'2 Suite includes; low flush w.c, pedestal wash hand basin, bath with electric shower over and shower screen. Walls 100% tiled. Floor tiled.
- Bedroom 1:** 10'4 x 10'2 Carpet to floor.
- Bedroom 2:** 11'10 x 9'10 Carpet to floor.
- Bedroom 3:** 9'11 x 11'11 (at widest point) Carpet to floor. Open fire with tiled hearth and tiled surround.



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.