



P. McDERMOTT

PROPERTY & MORTGAGES



**18 BLEACH GREEN,
DUNGIVEN BT47 4UH**

This is a large spacious detached house with well laid out living accommodation. It is convenient to the town centre and local schools, and is just off the main A6 Derry to Belfast road.

Additional Features:

- ◆ 4 Spacious Bedrooms
- ◆ Oil Fired Heating
- ◆ UPVC Double Glazing
- ◆ Enclosed Back Garden
- ◆ Ample off road Parking
- ◆ All light fittings, Floor coverings & Blinds included

PRICE: OFFERS AROUND £119,950

◆ Kitchen Appliances included **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:** Bright spacious entrance hall. Wooden flooring. uPVC front door & sidelight. Telephone point.
- Living Room:** 11'10 x 20'2 Feature open fireplace with cast iron inset & tiled hearth. Wooden floor. T.V point. Patio doors leading to rear garden area.



- Kitchen/ Dining:** 11'6 x 20' Excellent range of eye and low level fitted kitchen units in an Oak finish with breakfast bar. Electric hob & oven. 1½ bowl stainless steel kitchen sink with mixer taps. Integrated fridge freezer. Walls tiled between kitchen units & tiled floor.



- Utility Room:** 5'10 x 6'1 Stainless steel sink. Plumbed for washing machine. Tiled splash-back. Tiled floor. uPVC back door.

- Ground floor W.c:** 3'3 x 6'1 Low flush w.c, pedestal wash hand basin. Tiled floor.

- 1st floor landing:** Carpet to stairs & landing. Shelved hot-press. Cloaks.

- Bedroom 1:** 8'1 x 8'1 Carpet to floor.

- Bedroom 2:** 11'10 x 11'10 Carpet to floor.

- Bathroom:** 11'10 x 7'11 Four piece suite includes low flush w.c, pedestal wash hand basin, Jacuzzi bath with mixer taps & shower attachment. Quadrant shower cubicle with Jacuzzi shower unit. Walls ½ tiled. Floor tiled.

- Bedroom 3:** 8'7 x 9'9 Carpet to floor.

- Bedroom 4:** 10'1 x 10'4 Carpet to floor.

- Exterior:** Gravel driveway offering off road parking. Front garden laid in lawn. Back garden laid in lawn.

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.