





P. McDERMOTT

PROPERTY & MORTGAGES



65 GLENROE PARK,
DUNGIVEN BT47 4DZ

Very well presented 4 bedroom detached property with detached garage, situated in a quiet cul de sac within a few minutes walking distance of all local amenities including schools, shops, churches and sports centre.

Additional features:

- ◆ 4 Bedrooms
- ◆ UPVC Double Glazed Windows
- ◆ Oil Fired Heating
- ◆ All kitchen appliances, blinds and light fittings included
- ◆ Detached Garage
- ◆ High Quality Internal Finish

PRICE: PRICE ON ASKING
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



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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.

- Entrance Hall:** Spacious entrance hall. Wooden floor. Telephone point. Storage under stairs. Down-lighters. UPVC front door.
- Living Room:** 11'8 x 16'3 Feature open fire with black cast iron inset and tiled hearth. Solid wooden floor. T.V point. Down-lighters.
- Kitchen/ Dining:** 10'4 x 15'7 Range of eye and low level fitted kitchen units incorporating glazed display unit. Electric hob and oven, 'Ariston' dishwasher, integrated fridge freezer, stainless steel and single drainer sink with mixer taps. Walls tiled between kitchen units. Floor tiled. T.V point.
- Utility Room:** 7'10 x 5'2 Range of fitted kitchen units, stainless steel, single drainer sink with mixer taps. Tiled splash-back and tiled floor. UPVC back door.
- Bedroom 1:** 10'5 x 10'4 Wooden floor. T.V point. Down-lighters.
- Bedroom 2:** 10'8 x 9'9 Wooden floor. T.V point. Down-lighters.
- Ground Floor W.c:** 3'5 x 6'0 Low flush w.c, pedestal wash hand basin. Walls ½ tiled and floor tiled.
- 1st Floor Landing:** Wooden flooring.
- Bathroom:** 10'3 x 6'4 Suite includes; bath with shower attachment, low flush w.c and pedestal wash hand basin. Walls ½ tiled. Floor tiled. Hot-press.
- Bedroom 3:** 7'6 x 10'8 Wooden floor. Built-in bedroom furniture.
- Bedroom 4:** 13'8 x 10'8 Wooden floor. Built-in wardrobe furniture. T.v point.
- En Suite:** Low flush w.c, wash hand basin with vanity unit and fully tiled shower cubicle with electric shower. Walls ½ tiled. Floor tiled.

- Garage:** 9'11 x 16'6 Tiled floor, up and over garage door, radiators, lighting and power points.
- Exterior:** Front garden laid in lawn and planted with mature shrubs and trees. Paved driveway offers ample off road parking. Paved patio area to rear.

