



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.



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PROPERTY & MORTGAGES



36 GLENROE PARK,
DUNGIVEN BT47 4PE

This is a modern detached 3 bedroom bungalow situated within an attractive and very popular residential development in the town of Dungiven. It is convenient to all local amenities such as; shops, schools, churches etc. It offers generous living accommodation and is extremely well presented both internally and externally. Viewing is highly recommended and interest is expected to be high.

Additional Features:

- ◆ UPVC Double Glazed Windows
- ◆ Mahogany Front Door and Back Door
- ◆ Oil fired central heating
- ◆ All Vertical Blinds included
- ◆ All Light Fittings and Floor Coverings included

PRICE: OFFERS AROUND £89,000
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: Mahogany front door. Tiled floor. Telephone point. Shelved hot-press. Cloakroom.

Living Room: 11'4 x 16'3 Feature wooden fireplace with black cast iron inset and tiled hearth. Laminate wooden floor and T.V point.



Kitchen/ Dining: 10'4 x 14'9 Range of eye and low level fitted kitchen units in a medium Oak finish. Stainless steel, single drainer sink with mixer taps. Walls tiled between kitchen units, floor tiled.



Utility Room: 7'3 x 4'10 Includes; single drainer, stainless steel sink with mixer taps, plumbed hot & cold for washing machine. Tiled splash-back and tiled floor and Mahogany back door.

Bedroom 1: 9'8 x 13'9 Laminate wooden floor.

Bedroom 2: 7'5 x 8'5 Laminate wooden floor.

Bedroom 3: 11'2 x 10'9 Laminate wooden floor.

En Suite: Currently used as storage but does have a shower unit, low flush w.c, and wash hand basin.



Bathroom: 6'5 x 8'10 Suite includes; low flush w.c, wash hand basin with tiled splash-back and fully tiled shower cubicle with electric shower. Tiled floor.



Detached Garage: 15'3 x 18'1 Roller shutter door. Lighting and power points.

Exterior: Tarmac driveway.
Concrete enclosed rear yard.
2 x Outside taps.
Front Garden laid in lawn and enclosed by garden wall.