



P. McDERMOTT

PROPERTY & MORTGAGES



**16 RANNYGLASS,
DUNGIVEN BT47 4NE**

This is a very well presented 3 bedroom end-terrace property, located within a few minutes walking distance from all local amenities including; shops, schools and churches. It has been well maintained and also enjoys a large spacious driveway/ yard to the side and a detached garage.

This would be an ideal buy for the investor or first time buyer.

Additional Features:

- ♦ UPVC Double Glazed Windows
- ♦ UPVC Front & Back Door
- ♦ Dual Heating Area
- ♦ All Blinds, Light Fittings and Floor Coverings included

PRICE: OFFERS AROUND £72,500

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. Tiled floor. Telephone point. Stairs laid in carpet leading to first floor.
- Living Room:** 13'5 x 11'6 Feature fireplace with wooden surround, tiled inset and tiled hearth. Laminate wooden floor. Double French doors leading to hallway. Decorative coving to ceiling. Back boiler to fire.
- Kitchen/ Dining Room:** 16'8 x 11'5 Excellent range of fitted kitchen units incorporating glazed display units, pelmet, Gas hob, electric oven, 1½ bowl stainless steel sink with mixer taps. Walls tiled between kitchen units. Floor tiled. Cloaks & storage under stairs.
- Ground Floor W.C:** Low flush w.c and wash hand basin. Walls ½ tiled. Floor tiled.
- Rear Porch:** UPVC back door and tiled floor.
- 1st Floor Landing:** Laminate wooden floor. Shelved hot-press.
- Bedroom 1:** 11'5 x 10'3 Laminate wooden floor. Built-in wardrobe.
- Bedroom 2:** 8'7 x 7'4 Laminate wooden floor.
- Bedroom 3:** 10'0 x 11'5 Laminate wooden floor.
- Bathroom:** 6'6 x 7'7 Suite includes; low flush w.c, pedestal wash hand basin, fully tiled shower cubicle and electric shower and corner bath. Walls ½ tiled. Floor tiled.
- Exterior:** Large driveway and yard provides spacious off road parking facilities. Front garden has raised flower bed and shrubs.
- Detached Garage:** 20' x 14' Up & over roller door and pedestrian door. Power points and lighting.

Additional Features

- ♦ ***Oil fired heating and solid fuel back boiler***
- ♦ ***UPVC double glazed windows***
- ♦ ***UPVC front and back door***
- ♦ ***Vertical blinds throughout***
- ♦ ***All light fittings and floor coverings included.***

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.