





P. McDERMOTT

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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



**1 GREENHAVEN,
DUNGIVEN BT47 4RW**

An outstanding detached residence situated on a prominent site in the private development of Greenhaven.

It offers spacious accommodation with large garden area and a detached garage. It is near to both schools and other local amenities and is just off the main Derry to Belfast A6.

- Additional features:
- ◆UPVC Double Glazed Windows
 - ◆Oil Fired Heating and Back Boiler
 - ◆4 Spacious Bedrooms
 - ◆2 Receptions
 - ◆Large Garden Area and Large Tarmac Driveway

PRICE: OFFERS AROUND £169,950
VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages

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Entrance Hall: Bright spacious entrance hall. Mahogany front door with 3 point locking system and sidelights. Solid Canadian Maple wooden floor. Telephone point. Cloaks under stairs.

Living Room: 13'5 x 15'2 Feature open fire with ornate surround, tiled between hearth and tiled inset. Back boiler to fireplace. Solid Canadian Maple wooden floor. French doors leading to Dining Room. TV sky points.



Dining Room: 9'8 x 13'5 Tiled floor. Patio doors leading to garden.

Lounge: 13'8 x 13'8 Feature open fire with ornate surround with matching over mantle, tiled hearth and tiled inset. Solid Canadian Maple wooden floor.



Kitchen Area: 11'2 x 13'11 Range of eye and low level solid oak fitted kitchen units, incorporating glazed display unit, pelmet over kitchen window with down-lighters. 1½ bowl stainless steel sink. Electric hob and oven and 'Indesit' dishwasher. Walls tiled between kitchen units. Floor tiled.



Utility Room: 6'3 x 7'11 Eye and low level fitted kitchen units with stainless steel sink and mixer taps. Plumbed for washing machine. Tiled splashback and tiled floor. UPVC back door.

Ground Floor W.c: 6'3 x 2'10 Low flush w.c and wash hand basin. Tiled floor.

1st Floor Landing: Mahogany Staircase leading to 1st floor landing. Shelved hot-press.

Bedroom 1: 14'10 x 13'6 Russian Pine wooden floor.

En Suite: 10'4 x 6'6 Suite includes; low flush w.c, pedestal wash hand basin, Bede, electric shower with fully tiled shower cubicle. Walls ½ tiled. Russian Pine wooden floor.

Bedroom 2: 13'8 x 13'6 Range of fitted slide-robos.

Bedroom 3: 11'1 x 10'6 Range of fitted slide-robos.

Bedroom 4: 13'4 x 9'11 Wooden floor.



Bathroom: 6'5 x 9'4 Suite includes; Low flush w.c, pedestal wash hand basin, bath, electric shower with fully tiled shower cubicle. Walls ½ tiled.



Exterior: Large spacious garden area surrounds the property, laid in lawn with mature shrubs and raised flower beds. Paved patio area. Large tarmac driveway provides ample off road parking.

Detached Garage: 13'8 x 21'3 Roller shutter door and pedestrian door. Lighting and power points.

