

Exterior: Front garden laid in lawn with garden wall around. Rear garden lain in lawn with 6ft timber fence around offering excellent privacy. Tarmac driveway. 10' x 10' Garden Shed.





P. McDERMOTT

PROPERTY & MORTGAGES



6 GREENHAVEN,
DUNGIVEN BT47 4RW

Beautiful detached home situated in a prime residential location and within a few minutes walking distance of schools, churches and shops. Internally, the property is finished to a high specification and offers spacious and flexible accommodation. Externally, the gardens are extremely well kept and cared for. Viewing is highly recommended to fully appreciate this fine family home.

Additional Features:

- ◆ 4 Spacious Bedrooms
- ◆ Master Bedroom with En Suite
- ◆ Solid Oak Fitted Kitchen
- ◆ Oil Fired Central Heating
- ◆ UPVC Double Glazed Windows
- ◆ Private and enclosed gardens

PRICE: OFFERS AROUND £139,500
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



P. McDERMOTT

IMPORTANT INFORMATION

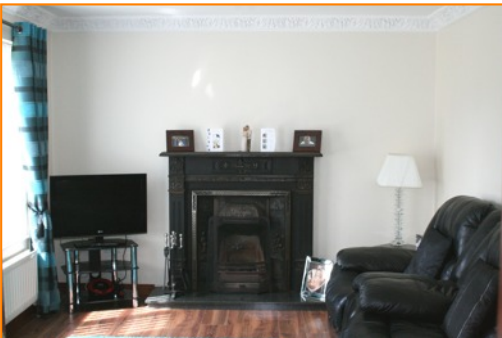
We endeavour to make our sales details accurate but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representations or give any warranty in relation to the property and we have no authority 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.

Entrance Hall: Bright spacious entrance hall. Mahogany front door and sidelights. Tiled floor. Telephone points. Storage under stairs.



Living Room: 10'9 x 16'4 Feature open fire with ornate cast iron surround and marble tiled hearth. Laminate wooden flooring. Ornate coving to ceiling. T.v points.



Kitchen/ Dining Area: 22'0 x 12'11 Excellent range of eye and low level fitted kitchen units in Solid light Oak finish. Includes; 1½ bowl stainless steel sink with mixer taps, integrated fridge/ freezer, 'Beko' electric hob and oven. Walls tiled between kitchen units. Floor tiled. T.v points. Patio doors leading to back garden.

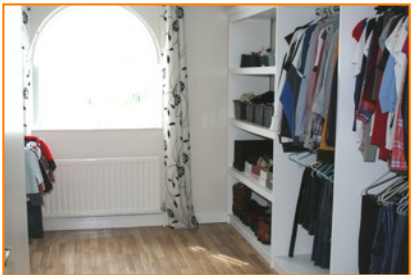


Utility Room: 9'5 x 6'2 Range of low level fitted kitchen units including; stainless steel, single drainer sink with mixer taps. Tiled splash-back and tiled floor.

Ground floor W.c: 3'0 x 6'2 Low flush w.c and pedestal wash hand basin. Tiled floor.

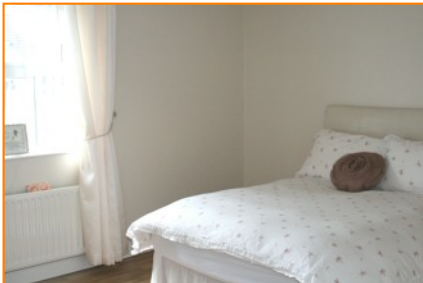
1st Floor Landing: Carpet to floor. Shelved hot-press.

Bedroom 1: 13'7 x 7'6 Laminate wooden floor. Currently fitted out as a walk-in dressing room.



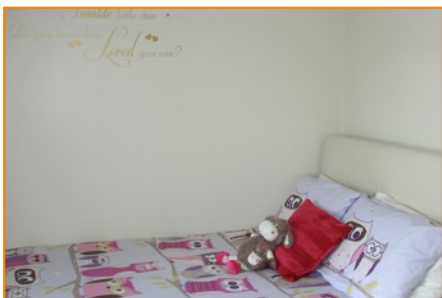
Bedroom 2: 10'8 x 12'11 Laminate wooden floor.

En Suite: 7'8 x 3'0 Low flush w.c, pedestal wash hand basin, electric shower and fully tiled shower cubicle. Tiled floor.



Bedroom 3: 9'7 x 13'0 Laminate wooden floor.

Bedroom 4: 9'5 x 11'6 Laminate wooden floor.



Bathroom: 6'0 x 9'5 Suite includes; low flush w.c, wash hand basin with vanity unit, bath and electric shower with fully tiled shower cubicle. Tiled floor.

