



View from 45 Tireighter Road, Park.



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.



P. McDERMOTT

PROPERTY & MORTGAGES



**45 TIRIEGHTER ROAD,
PARK, CLAUDY BT47 4BD**

This is an attractive detached bungalow situated in a pleasant rural setting in the heart of the Sperrins. It is located on the outskirts of the small scenic village of Park, approximately 10 minutes from Claudy and 20 minutes from Derry City. It offers spacious living accommodation and is set on a generous 0.75 acre circa. Site with a large detached garage/ workshop and concrete yard. The property has a large landscaped garden with mature trees and enjoys stunning views of the surrounding countryside.

- Additional Features:
- ◆ Mahogany Double Glazed Windows
 - ◆ Mahogany Front Door and Back Door
 - ◆ Oil fired central heating
 - ◆ Wood Burning Stove linked to Domestic Hot water
 - ◆ Ideal for those wishing to run their own business from home

PRICE: OFFERS AROUND £,500
VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages

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- Porch:

8’9 x 7’1 Mahogany front door. Tiled floor.
- Entrance Hall:

Part tiled floor and part laminate floor. Telephone point. Hot-press.
- Living Room:

14’6 x 19’3 (at widest point) Laminate wooden floor. Feature wood burning stove. T.v points.
- Kitchen/ Dining:

10’5 x 11’5 Excellent range of medium Oak fitted kitchen units, incorporating 1½ bowl stainless steel, single drainer sink, pelmet, glazed display unit, under-unit lighting. Electric hob & oven, “Hotpoint” dishwasher, integrated fridge/ freezer. Floor tiled and walls tiled between kitchen units.
- Rear Porch:

Mahogany back door. Tiled floor. Closet area housing tumble dryer and washing machine.
- Bathroom:

10’5 x 5’6 Suite includes; bath with mixer taps, electric shower over bath, low flush w.c and wash hand basin with vanity unit. Walls 100% tiled. Floor tiled.
- Bedroom 1:

7’11 x Laminate wooden floor.
- Bedroom 2:

9’10 x 13’0 Laminate wooden floor.
- En Suite:

Electric shower and fully tiled shower cubicle, wash hand basin with tiled splash-back. Tiled floor.
- Bedroom 3:

13’3 x 10’8 Laminate wooden floor and built-in wardrobe.

- Exterior:

Large Garage/ Workshop with extensive concrete yard.
Workshop is 28’6 x 29’10. Adjoining office/ store area is 26’2 x 14’9.
Shed in garden used as storage.
Gardens laid in lawn with mature trees.

