

Exterior: **Parking provided at front of property. Rear garden laid in lawn.**





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



**36 THE ARCHES,
DUNGIVEN BT47 4UL**

Excellent 3 bedroom end terrace property located in one of the most popular and convenient areas in town. Close to town centre amenities and schools. Property offers well laid out living accommodation and a large garden to the rear.

Additional features:

- ◆Oil Fired Heating
- ◆uPVC Double Glazed Windows
- ◆ All Vertical Blinds Included
- ◆Kitchen Appliances Included

PRICE: OFFERS AROUND £82, 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.

Living Room: 18'9 x 10'11 Feature open fire with timber surround and tiled hearth. Laminate wooden floor. TV points.



Kitchen/ Dining Area: 17'5 x 11'11 Range of eye and low level fitted kitchen units in an oak finish. Electric hob and oven and stainless steel extractor fan. One and a half bowl stainless steel sink with mixer taps. Tiled splash back above sink and tiled floor. Patio doors leading to back garden.



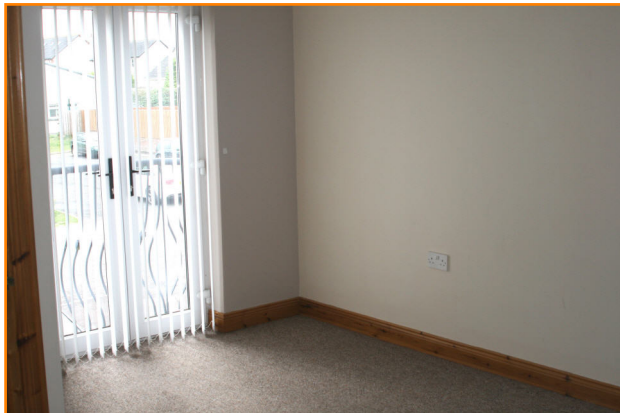
Utility Room: 5'1 x 5'8 Stainless steel single drainer sink with mixer taps. Plumbed for washing machine. Tiled splash back. Tiled floor. uPVC back door.

Ground Floor W.c: Low flush w.c, pedestal wash hand basin. Tiled floor.

1st Floor Landing: Carpet to stairs and landing. Shelved hotpress.

Bedroom 1: 13'11 x 10'4 (at widest point). Carpet.

Bedroom 2: 17' x 13'10 (at widest point). Carpet. French Doors leading to Balcony.



En Suite: Low flush w.c, pedestal wash hand basin, electric shower and fully tiled shower cubicle. Tiled floor.

Bedroom 3: 10'8 x 8'8 Carpet.

Bathroom: 7'9 x 6'9 Low flush w.c, pedestal wash hand basin, mains shower, and fully tiled shower cubicle. Tiled floor.

