



P. McDERMOTT

PROPERTY & MORTGAGES



**98 MAIN STREET,
DUNGIVEN BT47 4LG**

End-Terrace, 3 bedroom property located on the Main street in Dungiven town. It is convenient to all local amenities.

It could benefit from some internal redecoration but is priced to sell. Ideal for the investor in an area where there is high rental demand.

Additional Features:

- ♦ 3 Bedrooms
- ♦ UPVC Double Glazing
- ♦ Economy 7 Heating
- ♦ Kitchen Appliances Included

PRICE: OFFERS AROUND £40,000

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: **Wooden floor. Telephone point.**

Living Room: **10'9 x 11'5 Feature open fire. Wooden floor.**

Kitchen/ Dining: **8'2 x 6'3 Range of eye and low level fitted kitchen units in a light Oak finish. Electric hob and oven, fridge and washing machine. Stainless steel, single drainer sink with mixer taps. Tiled floor and walls tiled between kitchen units. Mahogany back door.**

Bedroom 1: **9'7 x 9'10 Wooden floor.**

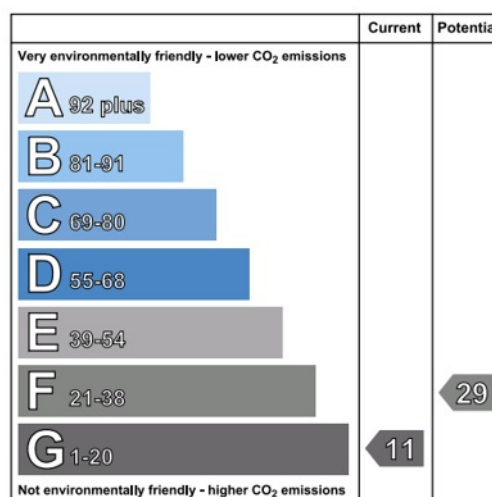
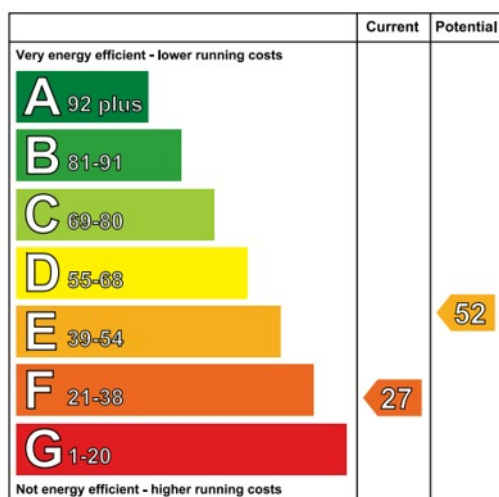
1st Floor Landing: **Carpet to stairs and landing.**

Bedroom 2: **12'1 x 10'4 Built in wardrobe.**

Bedroom 3: **8'4 x 10'5 Carpet to floor.**

Bathroom: **6'2 x 8' Low flush w.c, pedestal wash hand basin, bath with electric shower over. Walls tiled. Hot-press.**

Exterior: **Small enclosed back yard providing access for bins etc.**



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.