





P. McDERMOTT

PROPERTY & MORTGAGES



21 TRACY'S WAY,
DUNGIVEN, BT47 4JZ

Impressive 4 bedroom detached house in the highly sought after Tracy's Way development. Located just off the main Derry to Belfast A6. It is well located for those commuting further afield. Well proportioned internal accommodation finished to a high specification. Early viewing is recommended.



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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.

Additional features:

- ◆ 4 Spacious Bedrooms
- ◆ UPVC Cherry Oak Double Glazed Windows
- ◆ 3 Zone Oil Fired Heating
- ◆ Alarm System Fitted
- ◆ Excellent Location

PRICE: OFFERS AROUND £158,000
VIEWING: BY APPOINTMENT THROUGH AGENT

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Entrance Hall: Bright spacious entrance hall. Tiled floor, storage under stairs. Mahogany front door with 3 point locking system.

Living Room: 12'1 x 15'7 Feature open fire with tiled inset and tiled hearth. Carpet. TV and Sky points. French doors leading to kitchen/dining area.



Kitchen/ Dining: 26'6 x 11'4 Excellent range of eye and low level fitted kitchen unit in a solid red oak finish, incorporating five ring gas hob and electric oven, whirlpool American style fridge freezer and a one and a half bowl stainless steel sink with mixer taps. Downlighters. Walls tiled between kitchen units. Floor tiled. Patio doors leading to rear garden.



Ground Floor W.C: 8'9 x 4'9 Low flush w.c, pedestal wash hand basin and illuminated wall mirror. Tiled floor.

1st Floor Landing: Carpet to stairs. Laminate wooden floor. Shelved hotpress.

Master Bedroom: 10'3 x 13'2 Laminate wooden floor.

En Suite: 3'4 x 9'8 Low flush w.c, pedestal wash hand basin, pump shower. Floor tiled and illuminated wall mirror.



Bedroom 2: 12'1 x 10'1 Laminate wooden floor.

Bedroom 3: 9'5 x 10' Mirrored slide-robes, laminate wooden floor.

Bedroom 4: 10'6 x 10' Laminate wooden floor.



Main Bathroom: 8'6 x 7'1 Suite includes low flush w.c, wash hand basin with vanity unit, bath and pump shower. Walls half tiled, floor tiled.

Exterior: Gardens to front and rear laid in lawn. Tarmac driveway offers ample private parking.

