



P. McDERMOTT

PROPERTY & MORTGAGES



**11 KEVIN LYNCH PARK,
DUNGIVEN BT47 4GZ**

This is a fine 3 bedroom mid-terrace property located in the centre of Dungiven and close to all local amenities. It has excellent rental potential or it could be the ideal home for the first time buyer. Early viewing is recommended.

Additional Features:

- ♦ UPVC double glazed windows
- ♦ Oil fired heating
- ♦ 3 Spacious Bedrooms and En Suite
- ♦ Excellent Rental Potential

PRICE: OFFERS AROUND £65,000

VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages

130 Main Street | Dungiven | Co. Derry BT47 4LG

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Entrance Hall: Tiled Floor. Catpet to stairs.

Living Room: 18'3 x 12'1 Feature open fire with tiled inset and tiled hearth. TV point. Laminate wooden floor.



Kitchen/ Dining: 15'4 x 13'0 Excellent range of eye and low level fitted kitchen units. Stainless steel, 1½ bowl sink with mixer taps. Electric hob & oven. Walls tiled between kitchen units. Floor tiled. Patio doors leading to back garden.



Ground floor w.c: 6'4 x 2'11 Low flush w.c and pedestal wash hand basin. Tiled floor.

1st floor landing: Shelved hotpress. Carpet to stairs and landing.

Bedroom 1: 11'10 x 8'4 at widest point. Carpet to floor.

Bedroom 2: 10'4 x 15'3 Carpet to floor. Built-in wardrobe.

Bedroom 3: 12'4 x 11' at widest point. Laminate wooden floor. Built-in wardrobe.

En suite: 5' x 8' Low flush w.c, pedestal wash hand basin, fully tiled shower cubicle with electric shower. Tiled floor.

Bathroom: 7'8 x 6'6 Low flush w.c, pedestal wash hand basin and bath. Tiled splash back. Vertical blinds. Electric shower over bath.

Exterior: Parking provided at front of property. Paved patio area to rear and garden laid in lawn.

EPC Rating - D63

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.