

Detached Garage: 19'6 x 23'3 Powerpoints and lighting. Roller shutter garage door. Pedestrian door. Sink. Range of benches and shelving. Radiators. Alarmed.



Exterior: Raised decking area with lights, tarmac driveway. Landscaped garden.



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



**17 TURMEEL ROAD,
DUNGIVEN BT47 4SN**

Excellent detached 4 bedroom bungalow with large detached garage on a 0.7 acre site in a beautiful rural location just outside Dungiven. It is well presented and offers spacious family accommodation and located just five minutes from the main Derry to Belfast A6. It is within 30 minutes commute of Derry, Magherafelt, Limavady and Coleraine.

Additional Features:

- w4 Spacious Bedrooms
- w3 Receptions
- wOil Fired Heating
- wuPVC Double Glazed Windows
- wAlarm System Fitted

PRICE: OFFERS OVER £180,000

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: Bright spacious entrance hall with uPVC front door and sidelight. Solid wooden floor. Large walk in hotpress. Telephone point.

Living Room: 11' x 12'3 Solid wooden floor. TV point. French doors leading to family room.

Family Room: 11'4 x 11'5 Feature oil fired stove with red brick chimney brace. Tiled hearth. Solid wooden floor. TV point.



Sun Room: Tiled floor, under floor heating. uPVC door leading to patio area.

Kitchen/ Dining: 14' x 17'9 Excellent range of eye and low level fitted kitchen units in an oak finish. Incorporating one and a half bowl stainless steel sink with mixer taps, plate rack, wine rack. 'Zanussi' ceramic hob, 'Belling' double oven, 'Seimens' integrated dishwasher. Walls tiled between kitchen units, floor tiled. TV point. Patio doors. Telephone point. Downlighters.



Utility Room: 10'4 x 6'1 Range of eye and low level fitted kitchen units incorporating stainless steel single drainer sink, two ring gas hob, plumbed for washing machine. Tiled splashback, tiled floor, uPVC back door.

WC: 3'2 x 5'1 Low flush wc, pedestal wash hand basin, tiled floor.

Bedroom 1: 15' x 12'7 Range of fitted wardrobe furniture. Solid wooden floor. TV point.



En suite: 7'5 x 5'10 Suite includes low flush wc, pedestal wash hand basin, mains shower, tiled floor.

Bedroom 2: 11'6 x 10'9 Range of fitted wardrobe furniture, TV point, wooden floor.



Bedroom 3: 13'8 x 10'1 Range of fitted wardrobe furniture, wooden floor.

En Suite: 6'4 x 5'5 Low flush wc, pedestal wash hand basin, mains shower. Floor tiled. TV point.

Bedroom 4: 13'7 x 13'8 Range of fitted bedroom furniture. Wooden floor. TV point. Access to a shared En Suite.

Bathroom: 9'1 x 8' Suite includes low flush wc, pedestal wash hand basin, bath with shower attachment. Built in storage. Tiled floor. Downlighters.

