

31 Station Road, Dungiven BT47 4LN

Bathroom: 11' x 5'10 Suite includes low flush wc, wash hand basin, power shower and bath. Floor and walls fully tiled. Heated towel rail. LED Downlighters.



Detached garage converted into office and storage space as detailed below:

Office/Reception: 14'5 x 20'13

Private Office: 8'4 x 9'10

Storage Area: 5'10 x 14'8

Toilet Area

Kitchen Area



Note: Cavity wall construction and fully insulated



Planning approved for substantial extension. Elevation drawing available on web site.



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.



**RATHEEVIN, 31 STATION ROAD,
DUNGIVEN BT47 4LN**

Beautifully presented detached bungalow with stunning garden areas. It is finished to an exceptionally high standard both internally and externally and is also well located and within walking distance of all local amenities. It is seldom that a property on a site extending to circa 0.25 acres becomes available within a town setting.

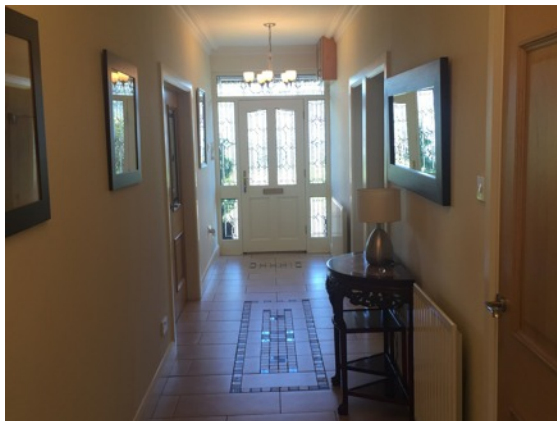
Additional Features:

- Excellent High Specification Both Internally and Externally
- Beautiful Landscaped Gardens
- Garage Converted into Office Space
- UPVC Double Glazed Windows
- Solid Oak Internal Doors and 9 ft Ceilings
- Oil Fired Heating

PRICE: OFFERS AROUND £169,500
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: Bright spacious entrance hall. Hardwood front door with sidelights and leaded glass. Tiled floor. Telephone point. Hotpress.



Living/Dining: 10'3 x 25'4 Open plan living and dining area. Feature open fire with tiled inset and tiled hearth. 'French' doors leading to hallway. Wooden floor. TV and Sky points.



Kitchen Area: 11' x 18'2 Excellent range of eye and low level fitted kitchen units incorporating 'Beko' electric hob and oven, 'Nardi' integrated dishwasher, 'Whirlpool' American style fridge freezer, one and a half bowl stainless steel sink with mixer taps. Center work station dining area. Granite work tops. Downlighters. Tiled floor.



Utility Room: 6'4 x 5'8 Eye and low level fitted kitchen units, single drainer sink with mixer taps, tiled floor and plumbed for washing machine and tumble dryer.

Sun Room: 9'10 x 11'5 Tiled floor. TV point. Patio doors.



Bedroom 1: 10'7 x 16'5 Mirrored sliderobes. Patio doors leading to rear patio area. Carpet. TV point.



Bedroom 2: 11'2 x 8'10 Carpet. Built-in wardrobe.

Bedroom 3: 11'1 x 9'11 Mirrored sliderobes. Carpet.

