



P. McDERMOTT

PROPERTY & MORTGAGES



**39 TRACYS WAY,
DUNGIVEN BT47 4JZ**

Excellent 3 bedroom detached chalet bungalow in the very popular Tracys Way area. Very convenient location and within walking distance of all local amenities. Interest is expected to be high so early viewing is recommended.

Additional Features:

- Oil Fired Heating
- 'Cherry Oak' uPVC Double Glazing
- Excellent Location
- Well Presented

PRICE: OFFERS AROUND £129,500

P. McDermott Property & Mortgages
130 Main Street | Dungiven | Co. Derry BT47 4LG
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- Entrance Hall:** Bright spacious entrance hall. Mahogany front door and sidelights. Tiled porch area. Carpet to hallway. Storage under stairs. Telephone point.
- Living Room:** Feature open fire with cast iron fireplace and tiled hearth. Laminate wooden floor. TV points. 'French' doors leading to dining area.
- Kitchen/Dining:** 12' x 15'7" Excellent range of fitted eye and low level kitchen units. 'Hotpoint' dishwasher, 'Hotpoint' fridge freezer. Tiled splashback and tiled floor. Patio doors leading to rear garden area.
- Utility Room:** 12' x 15'7" Eye and low level fitted kitchen units with stainless steel single drainer sink. Tiled splashback and tiled floor. Plumbed for washing machine. UPVC Cherry Oak back door.
- Ground Floor wc:** 6'7" x 4'11" Low flush wc and pedestal wash hand basin. Tiled floor.
- 1st Floor:** Carpet to stairs and landing. Shelved hot-press.
- Bedroom 1:** 13'6" x 8' Carpet
- Bedroom 2:** 9'6" x 12'1" Carpet
- Bedroom 3:** 7'5" x 8'3" Laminate wooden floor.
- Bathroom:** 6'8" x 10'7" Suite includes corner bath with mixer taps, pedestal wash hand basin, low flush wc, electric shower. Walls ½ tiled.
- Exterior:** Front and back gardens laid in lawn. Tarmac driveway to front and side.



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.