



P. McDERMOTT

PROPERTY & MORTGAGES



**26 LACKAGH PARK,
DUNGIVEN BT47 4ND**

A superb finished modern 4 bedroom semi-detached house situated within this popular and pleasant development, within walking distance of all local amenities. The property has been tastefully decorated and is finished to an excellent specification offering excellent family accommodation.

Additional Features:

- ◆ Dual Heating
- ◆ Double Glazed Windows
- ◆ 4 Spacious Bedrooms
- ◆ Solid Oak Internal Doors
- ◆ Recently Refurbished Internally

PRICE: OFFERS AROUND £124,500

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:** Solid Oak front door. Tiled hallway. Telephone point. Cloaks. Shelved hotpress. Large walk-in storage/closet (could be converted for use as a study).
- Living Room:** 12'8 x 16'8 Feature white marble style fireplace with cast iron inset and tiled hearth, includes back boiler. Decorative cove to ceiling. Wall lights with dimmer switches. Laminate wooden Oak flooring. T.v points.
- Kitchen/ Dining:** 11'4 x 19'4 Excellent range of eye and low level fitted kitchen units incorporating display units, 1½ bowl stainless steel sink with mixer taps. "Leisure" electric 1200 wide range, granite work tops. Under unit lighting. Tiled floor. T.v point. Patio doors leading to rear patio area.
- Utility Room:** 9'9 x 9'2 Range of eye and low level fitted kitchen units, stainless steel sink, tiled splash back. Tiled floor. Country style Mahogany Stable door.
- Bedroom 1:** 10'1 x 12'8 Solid Oak flooring. Telephone point.
- Bathroom:** 7'1 x 5'6 Suite includes low flush w.c, pedestal wash hand basin, bath with electric shower over. Walls ½ tiled. Floor tiled.
- 1st Floor Landing:** Carpet to stairs and landing.
- Bedroom 2:** 8'8 x 12'9 Laminate Oak flooring. Built in storage. T.v point.
- Bedroom 3:** 9'3 x 7'2 Carpet. T.v point.
- Bedroom 4:** 13' x 16'4 Carpet. T.v point and telephone point.
- Shower Room:** 9' x 3'6 Low flush w.c and pedestal wash hand basin and left for shower.
- Exterior:** Front garden laid in lawn & tarmac double driveway provides ample off road parking.
Rear Patio area with mature shrubs & high timber fencing providing privacy.
Outside Washroom: 9' x 7' Plumbed for washing machine & includes w.c.
Garden Shed: 10' x 6'
Outside tap

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.