



P. McDERMOTT

PROPERTY & MORTGAGES



**29 BLEACH GREEN,
DUNGIVEN BT47 4UH**

Excellent family home occupying a corner site in this popular residential development. This is a relatively new 3 bedroom detached property and is well located just off the main street, close to all amenities including schools. It is ideal for those having to commute to work, 30 minutes to Derry, 10 minutes to Limavady, 25 minutes to Coleraine and 50 minutes to Belfast.

Additional Features:

- ◆ Oil Fired Heating
- ◆ UPVC Double Glazing
- ◆ All Blinds, Light Fittings & Floor coverings included

PRICE: OFFERS AROUND £128,500

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:** Cherry Oak UPVC front door and sidelight. Tiled floor. Storage under stairs.
- Living Room:** 16' x 12'4" Brick built fireplace with tiled hearth. T.v point. Laminate wooden floor.
- Kitchen/ Dining:** 13'7 x 11'6" Excellent range of eye and low level fitted kitchen units in a Pine finish. "Ariston" gas hob and electric oven, stainless steel, single drainer sink. "Ariston" integrated fridge freezer. Walls tiled between kitchen units. Floor tiled.
- Utility Room:** 11' x 5'2" Eye and low level fitted kitchen units, stainless steel, single drainer sink. Plumbed for washing machine. Walls tiled between kitchen units. Floor tiled. UPVC back door.
- 1st Floor Landing:** Carpet to stairs and landing. Hotpress.
- Bathroom:** 8'4 x 7'1" Suite includes low flush w.c, pedestal wash hand basin, bath and fully tiled shower cubicle with electric shower. Walls 100% tiled. Floor tiled.
- Bedroom 1:** 11'9 x 11'7" Laminate wooden floor.
- En Suite:** 8'4 x 3'3" Low flush w.c, pedestal wash hand basin, fully tiled shower cubicle and electric shower. Tiled floor and tiled splashback.
- Bedroom 2:** 12'4 x 10'1" Laminate wooden floor.
- Bedroom 3:** 9' x 8'9" Laminate wooden floor. Built in storage.
- Exterior:** Front garden laid in lawn with tarmac driveway to side offering excellent off road parking facility. Back garden laid in lawn with planted rockery.
- Garden Shed:** 8' x 6'



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.