



# P. McDERMOTT

## PROPERTY & MORTGAGES



### 6 LAUREL HILL COTTAGES, PARK BT47 4BL

An excellent 3 bedroom house located in the rural village of Park, Co. Derry. Only 20 minutes from Derry and 5 minutes from Claudy, it offers excellent accommodation finished to a high standard. Close to all local amenities and surrounded by the beautiful Sperrin Mountains and Learmount Forest. Viewing is highly recommended.

Additional Features:

- ◆ Oil fired central heating
- ◆ Double glazed windows
- ◆ All fixtures & fittings included
- ◆ All blinds & curtains included
- ◆ All kitchen appliances included
- ◆ Off road parking

**PRICE: OFFERS AROUND £115,000**

**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:** Hardwood front door with 3 point locking system. Tiled floor. Telephone point. Storage under stairs.
- Living Room:** 125'5 x 14'3 Feature bay window and open fire with antique brick surround and stone hearth. TV point. Pitch pine flooring. Double French doors leading to dining area.
- Kitchen/ Dining:** 12'8 x 19'2 Excellent range of eye and low fitted kitchen units incorporating glazed display cabinet and pelmet with downlighters. Electric hob & oven and fridge/ freezer. Stainless steel sink with mixer taps. Tiled floor. Wall tiled between kitchen units. Patio doors leading to back garden and patio area.
- 1st Floor Landing:** Carpet to stairs and landing. Hot press.
- Bedroom 1:** 9'3 x 10'10 Carpet to floor.
- Bedroom 2:** 12'4 x 12'8 Carpet to floor.
- Bedroom 3:** 11'1 x 12'0 Pitch pine flooring. Double built wardrobe. TV point.
- En Suite:** 14'4 x 3'11 Low flush w.c, pedestal wash hand basin, electric shower with fully tiled shower cubicle. Pitch pine flooring. Walls ½ timbered.
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- Bathroom:** 7'2 x 7'8 Low flush w.c, pedestal wash hand basin and corner bath. Walls ½ timbered and floor tiled.
- Exterior:** Front garden in lawn. Tarmac driveway.  
Very attractive back garden paved and bordered with planted beds with mature shrubs.

#### 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.