



P. McDERMOTT

PROPERTY & MORTGAGES



**21 HOLMLEA PARK,
DUNGIVEN BT47 4JT**

A very attractive 3 bedroom chalet bungalow in a quiet cul-de-sac location. It offers bright spacious living accommodation and is located within walking distance of local amenities. This property is priced to sell and we expect good interest. It will appeal to both the first time buyer and the investor.

Additional Features:

- ◆ 2 reception rooms
- ◆ 3 spacious bedrooms
- ◆ Oil fired central heating & a back boiler to open fire
- ◆ Spacious back garden
- ◆ Tarmac driveway

PRICE: OFFERS AROUND £105,000

VIEWING: BY APPOINTMENT THROUGH AGENT

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130 Main Street | Dungiven | Co. Derry BT47 4LG

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- Entrance Hall:** Mahogany front door. Carpet to floor. Hot press. Cloakroom.
- Living Room:** 10'8 x 15'8 Ornate open fire and back boiler with cast iron inset and tiled hearth. Carpet to floor. TV point.
- Kitchen Area:** 10'9 x 14'0 Range of eye and low level fitted kitchen units. Stainless steel, single drainer sink. Tiled floor. Walls part tiled. French doors leading to living area off the kitchen.
- Dining Area/
Reception Room:** 11'9 x 8'2 Laminate wooden floor.
- Bedroom 1:** 8'5 x 9'1 Carpet to floor.
- Bathroom:** 8'10 x 8'4 Suite includes low flush w.c, pedestal wash hand basin, bath and electric shower with fully tiled shower cubicle and walls ½ tiled. Floor tiled.
- Bedroom 2:** 10'8 x 13'1 Carpet to floor. Built in storage.
- Bedroom 3:** 11'6 x 13'1 Carpet to floor. Built in storage.
- Exterior:** Front garden laid in lawn with garden wall. Tarmac driveway providing excellent off road parking. Rear garden laid in lawn with garden fence surrounding.

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.