

Exterior: Paved driveway to front, garden to rear laid in lawn with raised decking area.



P. McDERMOTT

PROPERTY & MORTGAGES



**29B BUSHFIELD MILL,
PARK, BT47 4UQ**

Attractive 3 bedroom semi-detached house in the village of Park. It is well maintained both internally and externally and is within walking distance of all local amenities. It is well located and within 10 minutes commute of Claudy and 20 minutes from Derry. This is suitable for both the first time buyer and also the investor.

Additional Features:

- ◆ 3 Spacious Bedrooms
- ◆ Oil Fired Central Heating
- ◆ UPVC Double Glazed Windows
- ◆ Well Finished Internally



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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.

PRICE: OFFERS AROUND £94,950

VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages

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Entrance Hall: Hardwood front door with 5 point locking system. Telephone point. Tiled floor. Cloaks and storage under stairs.

Living Room: 14'8 x 12'5 Feature open fire with cast iron surround and tiled hearth. Laminate wooden floor. TV points.

Kitchen/ Dining: 23'4 x 9'9 Range of eye and low level fitted kitchen units in a Beech 'shaker' style finish, incorporating 1 ½ bowl stainless steel single drainer sink with mixer taps and pelmet with down lighters. 'Whirlpool' electric hob and oven. 'Candy' integrated fridge-freezer. Walls tiled between kitchen units. Patio doors leading to rear garden. TV point.



Utility Room: 5'10 x 9'5 Range of low level fitted kitchen units, plumbed for washing machine. Walls tiled above work-top. Floor tiled. UPVC back door.

Ground Floor w.c: 3'10 x 6'8 Low flush wc, pedestal wash hand basin and tiled floor.

1st Floor Landing: Carpet to stairs and landing. Shelved hotpress.

Master Bedroom: 12'9 x 12'5 Range of fitted bedroom furniture in an oak finish. Carpet. TV point.



En Suite: 6'8 x 8'5 (at widest point) Suite includes low flush wc, pedestal wash hand basin, electric shower.

Bedroom 2: 9'9 x 10'2 Carpet.

Bedroom 3: 12'7 x 9'10 Range of fitted bedroom furniture. Carpet.

Bathroom: 10'5 x 6'7 Suite includes low flush w.c, pedestal wash hand basin, bath, electric shower. Walls ½ tiled.

