

Exterior:

Detached double garage/shed 20' x 19'6
Lighting and powerpoints, roller shutter door. Exterior lighting and outside tap.
Front garden laid in lawn, spacious tarmac driveway and tarmac rear yard.
Boundaries formed by garden wall to the front and wooden fencing to the side and rear.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

P. McDermott

PROPERTY & MORTGAGES



**18 ASHFORD PARK,
 FEENY BT47 4SY**

Fantastic 3 bedroom semi-detached family home with detached double garage located within the very popular Ashford Park development. This property is finished to a very high specification internally and has a large spacious driveway. It is close to the centre of the village and within easy walking distance of all local amenities and is only 20 minutes from Derry City. Early viewing is recommended.

Additional Features:

- uPVC Double Glazed Windows
- Dual Heating, Oil Fired and Solid Fuel Stove with Back Boiler
- High Specification of Internal Finish
- Large Detached Double Garage/Shed
- Spacious Tarmac Driveway
- Sky TV & Internet Points in all Bedrooms
- Solid Oak Internal Doors

PRICE: OFFERS AROUND £139,950

VIEWING: BY APPOINTMENT THROUGH AGENT

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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.

P. McDermott Property & Mortgages
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Entrance Hall: Bright spacious entrance hall, uPVC front door and sidelight. Telephone point. Tiled floor.

Living Room: 16' X 13'6 Feature stone fireplace with solid fuel 'Stanley' stove with back boiler, slate hearth, bay window with horizontal blinds, wall lights, atmospheric down lighters, TV and Sky points and laminate wooden floor.



Kitchen/Dining: 14'6 x 13'6 Excellent range of eye and low level fitted kitchen units incorporating 1½ bowl stainless steel sink with mixer taps, 'Beko' electric hob, 'Beko' electric oven, 'Candy' integrated dishwasher, 'Indesit' integrated fridge freezer, down lighters, patio doors leading to rear yard and patio area, tiled floor. TV point.



Utility Room: 8'1 x 5'6 Low level kitchen units with stainless steel single drainer sink with mixer taps, plumbed for washing machine, tiled floor, uPVC back door.

Ground Floor WC: Low flush wc and pedestal wash hand basin. Tiled floor, tiled splash back.

1st Floor Landing: Carpet to stairs and landing, shelved hot press.

Bedroom 1: 13'4 x 12'1 Laminate wooden floor. Recessed TV point.



En Suite: 10'2 x 3'3 Low flush wc, pedestal wash hand basin, fully tiled shower cubicle with mains power shower, walls ½ tiled, floor tiled.

Bedroom 2: 13'9 x 11'2 Laminate wooden floor.



Bedroom 3: 9'11 x 8'10 Laminate wooden floor, range of fitted wardrobe space.

Main Bathroom: 8'7 x 6'8 Suite includes low flush wc, pedestal wash hand basin, bath, electric shower. Walls ½ tiled, floor tiled.

