

Exterior: Front garden laid in lawn, and tarmac driveway provides ample off road parking. Rear garden/yard flagged, raised beds and high fencing provides privacy.

8' x 10' Garden shed.



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	64	68
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



**6 LAUREL HILL COTTAGES,
PARK, CLAUDY BT47 4BL**

Excellent 3 bedroom townhouse in the picturesque village of Park. This property is very well presented both internally and externally and is conveniently located within a few minutes walking distance of all local amenities. It is also within 20 minutes drive of Derry city and only 5 minutes from Dungiven. Early viewing is recommended.

Additional Features:

- UPVC Double Glazed Windows
- Oil Fired Heating and Solid Fuel Back Boiler
- 3 Spacious Bedrooms and En Suite
- Tarmac Driveway
- All Kitchen Appliances Included

PRICE: OFFERS AROUND £99,950
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

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.

Entrance Hall: Bright spacious entrance hall, hardwood front door, tiled floor, telephone point. Storage under stairs.

Living Room: 12'4 x 14'3 Feature open fire with brick surround and stone hearth with solid fuel back boiler. Bay window . Pitch pine flooring. TV points. French doors leading to dining room.



Kitchen/Dining: 12'7 x 19'2 Excellent range of eye and low level fitted kitchen units, incorporating glazed display unit, stainless steel single drainer sink with mixer taps, electric hob and oven, freestanding fridge-freezer and 'Beko' washing machine. Walls tiled between kitchen units, floor tiled. Patio doors leading to rear garden.



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

Master Bedroom: 12' x 11'1 Built-in wardrobes, pitch pine flooring. TV point.



Ensuite: 14'1 x 3'11 Low flush wc, pedestal wash hand basin and mains power shower.

Bedroom 2: 12'4 x 12'8 Carpet.



Bedroom 3: 10'9 x 9'2 Carpet.



Bathroom: 7'3 x 7'8 Suite includes low flush wc, pedestal wash hand basin, corner bath. Floor tiled. Walls wood paneled.

