

**Exterior:** Driveway to the front with small planted shrubbery area. 2 x general purpose outbuildings/stores. Rear garden laid in lawn.



	Current	Potential
<b>Very energy efficient - lower running costs</b>		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	60	64
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
<b>Not energy efficient - higher running costs</b>		



# P. McDERMOTT

## PROPERTY & MORTGAGES



**29 MITCHELL PARK,  
DUNGIVEN BT47 4LW**

Very attractive mid-terrace 4 bedroom property. Well located in the popular Mitchel Park area just off Station Road. Within easy walking distance of all local amenities including shops, schools, churches, bus routes etc. This is an ideal opportunity for the first time buyer or the investor. Viewing by appointment through agent.

**Additional Features:**

- ◆ 4 Bedrooms
- ◆ Oil Fired Central Heating
- ◆ uPVC Double Glazed Windows
- ◆ Off-Road Parking

**PRICE: OFFERS AROUND £85,000**  
**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



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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.

**Entrance Hall:** Mahogany front door. Laminate wooden floor. Storage under stairs.

**Living Room:** 12'9 x 11' Feature open fire with tiled surround and tiled hearth and solid fuel back boiler.



**Kitchen/Dining:** 14'1 x 12'1 Excellent range of eye and low level fitted kitchen units in an oak finish, incorporating stainless steel single drainer sink, fridge-freezer, 'Zanussi' washing machine. Walls fully tiled. Mahogany back door.



**Main Bathroom:** 7'5 x 5'11 Converted to a wet-room. Low flush wc, wash hand basin and level access shower. Walls and floor tiled.



**1st Floor:** Carpet to stairs and landing.

**Bedroom 1:** 8'5 x 8'2 Carpet. Built-in storage.



**Bedroom 2:** 11'5 x 7'6 Carpet. Built-in storage.



**Bedroom 3:** 7'10 x 7'6 Carpet. Range of fitted bedroom furniture.



**Bedroom 4:** 12'1 x 11'9 Carpet.

