

Exterior: Paved area to the front and large spacious garden area to the rear laid in lawn.



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		70
D 55-68		
E 39-54	41	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



P. McDERMOTT

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



29 THE ARCHES,
DUNGIVEN BT47 4UL

This is an excellent newly refurbished mid-terrace townhouse with 3 spacious double bedrooms and a large back garden. Newly decorated, new floor coverings and new kitchen appliances. It is close to all local amenities and would be an ideal home for the first time buyer.

- Additional Features:
- Oil Fired Heating
 - uPVC Double Glazed Windows
 - Newly Refurbished
 - Excellent Condition
 - Large Rear Garden Area

PRICE: OFFERS AROUND £96,000
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

Entrance Hall: Bright and spacious with tiled floor. Storage under stairs. uPVC front door.

Living Room: 10'7 x 20'10 Feature open fire with cast iron inset and tiled hearth. Tiled floor. TV & Sky points.



Kitchen/Dining: 16'10 x 10'10 Excellent range of eye and low level fitted kitchen units in corporating 1 ½ bowl stainless steel sink with mixer taps, new electric hob and oven, new integrated dishwasher, new 'Beko' tumble dryer and 'Beko' washing machine. Tiled splashback and tiled floor. Patio door leading to back garden.



Ground Floor WC: Low flush wc, pedestal wash hand basin, walls ½ tiled. Floor tiled. Shelved hotpress.

1st Floor Landing: Carpet to stairs and landing.

Bedroom 1: 12'7 x 10'8 Laminate wooden flooring.



Bedroom 2: 11'2 x 10'9 (at widest point) Laminate wooden flooring.



Bedroom 3: 9'2 x 10'10 Laminate wooden flooring.

Bathroom: 7'7 x 7'9 Suite includes low flush wc, pedestal wash hand basin, bath and electric shower. Walls part tiled. Floor tiled.

