

Exterior: Front and back gardens laid in lawn with mature shrubs. Tarmac driveway to front and side. Raised deck area to rear and 8' x 6' garden shed.



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	63	69
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



**10 BLEACH GREEN,
DUNGIVEN BT47 4UH**

This is an excellent 3 bedroom detached house set in a mature residential development in the heart of Dungiven and within easy walking distance of all local amenities including shops, schools, churches, health centre, sports centre etc. It is finished to an excellent standard both internally and externally and would be the perfect buy for a first time buyer.

Additional Features:

- Oil Fired Heating
- uPVC Double Glazed Windows
- Excellent Quality of Finish Both Internally & Externally
- Convenient to all local amenities
- Tarmac Drive

PRICE: OFFERS AROUND £129,950
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 and spacious entrance hall with laminate wooden floor. Storage under the stairs.

Living Room: 12'4 x 16' Feature open fire with ornate cast iron surround and tiled hearth. TV points. Laminate oak flooring.



Kitchen/Dining: 13'8 x 11'1 Excellent range of eye and low level fitted kitchen units in a 'shaker' style finish, incorporating stainless steel single drainer sink with mixer taps, 'Ariston' hob and double oven. Walls tiled between kitchen units and floor tiled. TV point.



Utility Room: 11'1 x 5'2 Range of eye and low level fitted kitchen units with stainless steel single drainer sink with mixer taps, plumbed for washing machine. Tiled floor. uPVC back door.

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

Bedroom 1: 12'1 x 11' Carpet.



En Suite: 3'2 x 8'5 Suite includes low flush wc, pedestal wash hand basin and electric shower.

Bedroom 2: 12'4 x 10' Carpet.



Bedroom 3: 9'1 x 8'9 Carpet. Built-in wardrobe.

Bathroom: 8' x 6'1 Suite includes low flush wc, wash hand basin with vanity unit, bath and electric shower. Walls half tiled.

