

Bathroom: 2.75 x 1.96m Suite includes low flush wc, pedestal wash hand basin, corner bath with mixer taps and shower attachment, electric shower and fully tiled shower cubicle, walls 100% tiled, floor tiled.



Exterior: Front garden laid in lawn. Rear concrete yard. Tarmac driveway. 23'3 x 17ft Detached garage converted into games room. Electric lighting and power points. Carpet. TV points.



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	66	71
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



P. McDERMOTT

PROPERTY & MORTGAGES



**18 WHISTLEBARE COTTAGES,
GORTNAGHEY BT47 4UJ**

This is a stunning 3 bedroom semi-detached property located in the village of Gortnaghey just 3 miles off the main Derry to Belfast A6. It is very tastefully decorated internally and would be the perfect buy for either the first time buyer or investor. It also has a large detached shed/garage which has been converted into a games/snooker room.

Additional Features:

- Oil Fired Heating
- uPVC Double Glazed Windows
- Hardwood External Doors
- Excellent Internal Finish
- Tarmac driveway
- Blinds included



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.

PRICE: OFFERS AROUND £115,000
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 entrance hall. Hardwood front door. Tiled floor.

Living Room: 4.44 x 3.67m Feature open fire with ornate cast iron surround and tiled hearth. TV points. Laminate wooden flooring.



Kitchen/Dining: 4.36 x 3.36m Excellent range of eye and low level fitted kitchen units Incorporating 'Beko' electric hob & oven, 'Whirlpool' integrated fridge-freezer, 'Beko' dishwasher, 1 1/2 bowl stainless steel sink with mixer taps. Walls tiled between kitchen units, floor tiled.



Ground Floor WC: 1.98 x 0.8m Low flush wc, pedestal wash hand basin. Tiled floor.

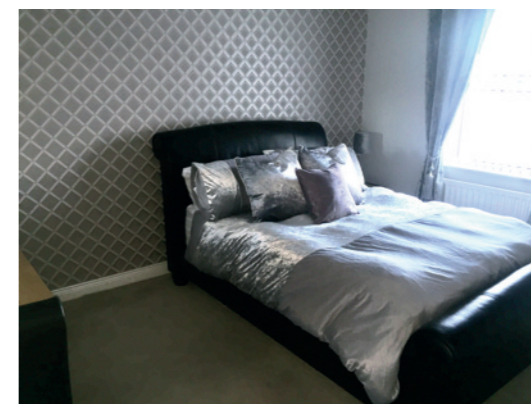
Utility Room: 1.97 x 1.96m Range of low level fitted kitchen units with stainless steel single drainer sink with mixer taps, plumbed for washing machine. Tiled splashback. Tiled floor. Hardwood back door.

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

Bedroom 1: 3.36 x 3.00m Laminate wooden floor.



Bedroom 2: 3.67 x 3.00m Carpet. TV point.



Bedroom 3: 2.86 x 2.15m Laminate wooden floor. Range of mirrored sliderobes.



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