

Exterior: Front garden area is graveled with garden wall around the boundary. Enclosed rear concrete yard with 2 outhouses.



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
A 92 plus		
B 81-91		
C 69-80		74
D 55-68		
E 39-54	52	
F 21-38		
G 1-20		
<i>Not energy efficient - higher running costs</i>		



P. McDERMOTT

PROPERTY & MORTGAGES



**49 MULLAGHMEASH PARK,
FEENY BT47 4TY**

Excellent mid-terrace 3 bedroom house. Conveniently located in the village of Feeny, it is within walking distance of all local amenities. It is also within 20 minutes drive of Derry city. This property is particularly well suited to the first time buyer or investor.

Additional Features:

- Oil Fired Heating
- uPVC Double Glazed Windows
- Newly Refurbished Kitchen
- Excellent Location



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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.

PRICE: OFFERS OVER £75,000
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 with uPVC front door and sidelight. Tiled floor. Storage under stairs.

Living Room: 12'6 x 10'8 Feature open fire with cast iron surround, tiled hearth and wooden mantle. Laminate wooden floor. TV points.



Kitchen/Dining: 19'4 x 10'5 Excellent range of eye and low level fitted kitchen units incorporating stainless steel single drainer sink with mixer taps, integrated hob and oven. Plumbed for washing machine. Walls tiled between kitchen units. Floor tiled. uPVC back door.



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

Bedroom 1: 12'2 x 9'10 Laminate wooden floor. Built-in wardrobe.



Bedroom 2: 10'11 x 9'1 Laminate wooden floor. Built-in wardrobe.



Bedroom 3: 10'2 x 7'8 Laminate wooden floor. Built-in storage.

Bathroom: 6'11 x 5'5 Suite includes low flush wc, wash hand basin, bath with electric shower over. Walls partly tiled.

