

**Exterior:** Front garden laid in lawn with concrete driveway. Private and enclosed concrete back yard.

2 general purpose sheds with lighting and power points. Measuring a total of 23' x 12'.



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68		64
<b>E</b> 39-54	47	
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		



# P. McDERMOTT

## PROPERTY & MORTGAGES



**13 GLENROE PARK  
DUNGIVEN BT47 4PE**

This is an attractive and well presented 2 bedroom bungalow in the Glenroe Park area of Dungiven. It's location is very convenient to all local amenities and is within only a few minutes walking distance of the local churches, shops and schools and is also close to public transport routes. It has a private driveway, garden area to the front and a private enclosed back yard to the rear.

**Additional Features:**

- Oil fired central heating
- UPVC double glazed windows
- Very convenient location



# 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 £112,500**  
**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:** Hardwood front door with 3 point locking system. Carpet. Cloaks.

**Living Room:** 16'3 x 11'10 Feature open fire with solid fuel back boiler. Tiled surround and tiled hearth. TV points. Carpets.



**Kitchen/Dining:** 12'8 x 11'6 Range of eye and low level fitted kitchen units, 'Creda' free standing electric cooker, stainless steel single drainer sink with mixer taps. Walls tiled between kitchen units.



**Utility Room:** 7'10 x 5'2 Eye and low level fitted kitchen units. Plumbed for washing machine. Hardwood back door.

**Bedroom 1:** 11'6 x 9'3 Range of fitted wardrobe furniture. Carpet.



**Bedroom 2:** 7'9 x 11'10 Carpet.

**Bathroom:** 9'8 x 6'2 Wet room with low flush wc, pedestal wash hand basin and low level shower access. Walls partly tiled.

