



P. McDERMOTT

PROPERTY & MORTGAGES



**31 ARD NA SMOLL
DUNGIVEN BT47 4NF**

End terrace 3 bedroom property in a convenient location, within walking distance of all local amenities. This is ideal for the investor or the first time buyer. Accommodation includes living room, kitchen/dining area, wc, 3 bedrooms and main bathroom.

Additional Features:

- Oil Fired Heating and Solid Fuel Back Boiler
- Double Glazed Windows
- End Terrace
- Excellent Investment Opportunity

(EPC: G18/F33)

PRICE: OFFERS AROUND £64,950

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

Entrance Porch: Hardwood front door, laminate wooden floor.

Living Room: 19'8 x 10'5 Feature open fire with solid fuel back boiler. Laminate wooden floor.

Hallway: Hardwood back door. Tiled floor. Hot press, storage under stairs.

Kitchen/Dining: 10'5 x 15'8 Range of eye and low level fitted kitchen units in a dark oak finish, 1 1/2 bowl stainless steel sink with mixer taps. Electric hob and oven. Plumbed for washing machine. Tiled floor.

Ground Floor WC: 6' X 2'8 Wash hand basin and low flush wc.

1st Floor Landing: Carpet to stairs and landing.

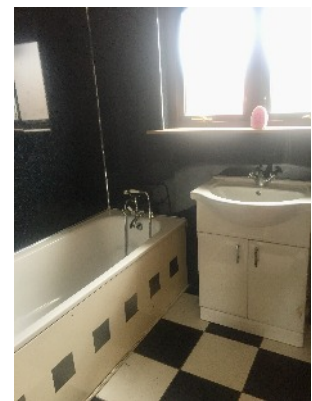
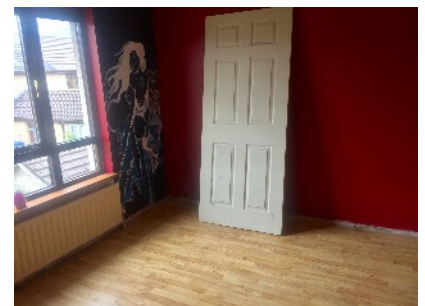
Bedroom 1: 9'11 x 11'8 Laminate wooden floor.

Bedroom 2: 14'9 x 8'10 Laminate wooden floor.

Bedroom 3: 10'8 x 9'8 Laminate wooden floor.

Bathroom: 9'5 x 5'6 Suite includes bath, wash hand basin with vanity unit, low flush wc and electric shower.

Exterior: Front garden laid in lawn. Concrete rear yard enclosed by wooden fence.



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.