





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.



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PROPERTY & MORTGAGES



**34 MAIN STREET,
DUNGIVEN BT47 4LD**

This is a mid-terrace 2 bedroom house, located on the lower Main Street area of Dungiven. It is within easy walking distance of all local amenities and has been recently upgraded within the last few years and has had oil fired heating installed. Ideal opportunity for an investor.

Additional Features:

- Oil Fired Heating
- uPVC Double Glazed Windows
- Very Well Maintained Both Internally and Externally
- Roller Blinds Throughout

PRICE: OFFERS AROUND £54,500
VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages

130 Main Street | Dungiven | Co. Derry BT47 4LG
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Entrance Hall: Composite front door with 3 point locking system. Tiled hallway, storage under stairs.

Living Room: 16'9 x 8'11 Feature open fire with back boiler, cast iron and tiled inset and tiled hearth. Laminate wooden floor. TV points.



Kitchen/Dining: 11'3 15'7 Range of eye and low level fitted kitchen units with stainless steel single drainer sink, electric hob and oven and 'Beko' fridge. Walls tiled between kitchen units.



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

Bedroom 1: 14'3 x 12'10 (at widest point) Carpet. Built-in wardrobe.



Bedroom 2: 11'5 x 7'4 Carpet.



Bathroom: 8' x 7'9 Suite includes low flush wc, pedestal wash hand basin, bath with electric shower over and glazed shower screen. Walls part tiled.

