

11 Umrycam Road, Feeny BT47 4TJ

Exterior: **Spacious graveled driveway and rear yard offers ample off-road parking. Extensive garden area. Two general purpose outhouses.**





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.



P. McDERMOTT

PROPERTY & MORTGAGES



**11 UMRYCAM ROAD
FEENY BT47 4TJ**

Attractive 3 bedroom semi-detached two story cottage set on a spacious site in a beautiful rural setting on the outskirts of Feeny village approximately half way between Claudy and Dungiven. Excellent views of the surrounding countryside and within a 20 minute drive of Derry and 20 minutes from Limavady.

The property is in excellent internal condition having recently been redecorated and a new contemporary style kitchen fitted with new white goods.

Additional Features:

- Brand New Contemporary Style Kitchen
- Dual Heating - Oil Fired & Solid Fuel
- Back Boiler
- Double Glazed Windows
- Vertical Blinds Throughout
- Large Garden Area

PRICE: OFFERS AROUND £95,000
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: uPVC front door, carpet to hallway, stairs and landing.

Living Room: 12' x 12' (at widest point) Feature open fire with back boiler, tiled surround and tiled hearth. TV points. Laminate wooden floor.



Kitchen/Dining: 13'2 x 12'10 Excellent range of eye and low level fitted kitchen units in a modern contemporary style finish, incorporating stainless steel single drainer sink with mixer taps, 'Hoover' electric hob and oven, 'Indesit' slimline integrated dishwasher, 'Indesit' integrated washing machine, integrated fridge-freezer. Walls tiled between kitchen units. Floor tiled. uPVC back door.



Bedroom1: 9' x 7'5 Laminate wooden flooring.



Bedroom 2: 15' x 7'8 Laminate wooden floor.



Bedroom 3: 12' x 11'10 Laminate wooden floor. Built-in storage.



Main Bathroom: 6'9 x 6'7 Suite includes low flush wc, pedestal wash hand basin, bath with power shower over. Walls fully tiled, floor tiled.

