

4 Kevin Lynch Park, Dungiven BT47 4GZ

Bathroom: 8'5 x 6'3 Suite includes low flush wc, pedestal wash hand basin, bath with electric shower over. Walls part tiled.



Exterior: Parking to front, private garden area and patio to rear enclosed by 6ft timber fencing.



P. McDermott

PROPERTY & MORTGAGES

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



**4 KEVIN LYNCH PARK,
DUNGIVEN BT47 4GZ**

This is an excellent 3 bedroom mid terrace property situated in the centre of Dungiven and within easy walking distance of all local amenities including shops, schools, churches, health clinic and public transport stops.

It has been well maintained and has been presented for sale in immaculate condition. Excellent opportunity to purchase as a first time buyers home or a buy-to-let investment.

Viewing by appointment only through estate agent.

Additional Features:

- Oil Fired Heating
- uPVC Double Glazed Windows
- 3 Spacious Bedrooms
- Excellent Condition both Internally & Externally
- Excellent Rental Potential

PRICE: OFFERS AROUND £82,500

VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages

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Entrance Hall: Hardwood front door, tiled floor. Telephone point.

Living Room: 18'4 x 12'5 Feature open fire with wooden surround, tiled inset and tiled hearth. TV points. Laminate wooden floor.



Kitchen/Dining: 15'7 x 13' Excellent range of eye and low level fitted kitchen units incorporating stainless steel single drainer sink with mixer taps, plumbed for washing machine, electric hob and oven. Walls tiled between kitchen units, cushion flooring. Patio doors leading to rear garden area.



Ground Floor WC: 5'6 x 2'11 Low flush wc, pedestal wash hand basin, tiled floor.

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

Master Bedroom: 12'11 x 11'8 carpet. Built-in wardrobe.



En Suite: 7'7 x 5' Low flush wc, pedestal wash hand basin, electric shower.

Bedroom 2: 11'5 x 7'6 Carpet.



Bedroom 3: 14'11 x 11'8 Carpet. Built-in wardrobe.

