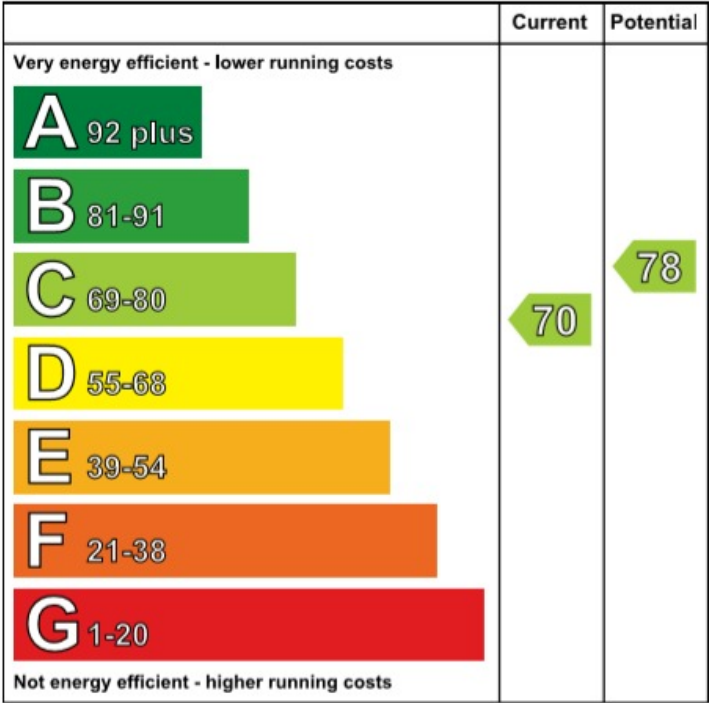


Exterior: Front garden laid in lawn, tarmac driveway and spacious concrete back yard offers ample off-road parking.
8' x 6' garden shed.



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.

P. McDermott
PROPERTY & MORTGAGES



**17 WHISTLEBARE COTTAGES,
GORTNAGHEY, DUNGIVEN BT47 4UJ**

This is a very attractive 3 bedroom semi-detached property located in the village of Gortnaghey, near Dungiven and only 3 miles from the main Derry to Belfast A6. It is newly decorated, has new carpets and a new bathroom suite fitted. It would be the perfect buy for either the first time buyer or investor.

Additional Features:

- Oil Fired Heating and Back Boiler
- uPVC Double Glazed Windows
- All Appliances Included
- Fitted Blinds Included
- Tarmac Driveway

PRICE: OFFERS AROUND £112,500
VIEWING: BY APPOINTMENT THROUGH AGENT

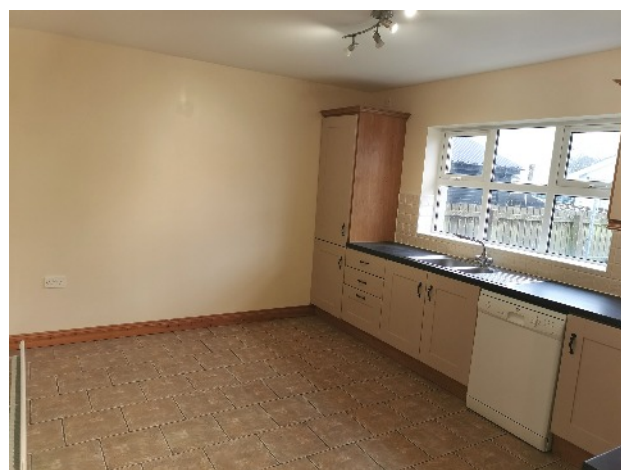
P. McDermott Property & Mortgages
130 Main Street | Dungiven | Co. Derry BT47 4LG
Telephone: 028 7774 0100 Facsimile: 028 7774 0541

Entrance Hall: Mahogany front door, 3 point locking system. Laminate wooden floor.

Living Room: 14'6 x 11'11 Feature open fire with back boiler, cast iron inset and tiled hearth. Laminate wooden floor, TV points.



Kitchen/Dining: 14'11 x 10'11 Excellent range of eye and low level fitted kitchen units with stainless steel sink with mixer taps, electric cooker, 'Zanussi' dishwasher, integrated fridge-freezer. Walls tiled between kitchen units, floor tiled. Down lighters.



Utility Room: 6'4 x 6'4 Low level fitted kitchen units, stainless steel sink with mixer taps, plumbed for washing machine. Tiled splash back, tiled floor, uPVC back door.

Ground Floor WC: 6'5 x 2'8 Low flush wc, pedestal wash hand basin, tiled splash back. Floor tiled.

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

Bedroom 1: 10'10 x 9'8 Built-in wardrobes. Laminate wooden flooring.



Bedroom 2: 11'11 x 9'8 Laminate wooden flooring.



Bedroom 3: 9'5 x 7'5 Built-in wardrobe. Laminate wooden flooring.



Bathroom: 9'1 x 6'5 Newly fitted bathroom suite includes low flush wc, wash hand basin with vanity unit, bath and electric shower. Floor tiled.

