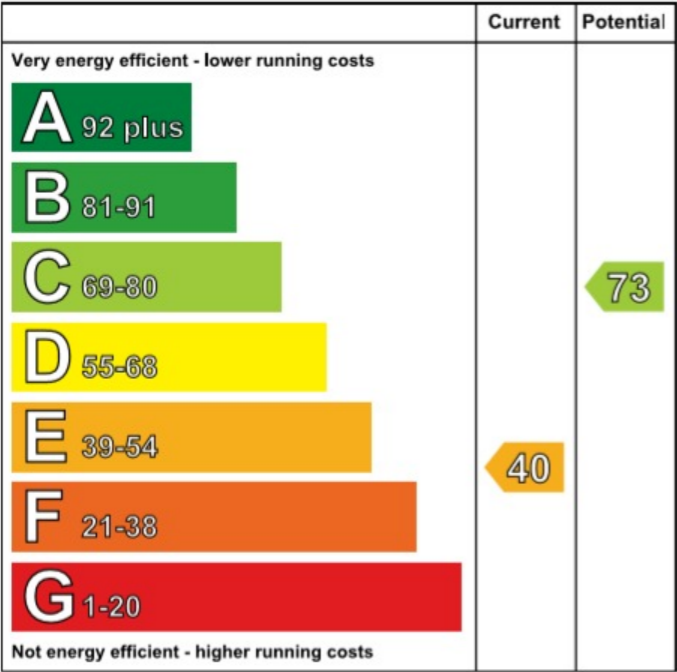


Exterior: Private front garden laid in lawn and surrounded by garden wall, tarmac driveway at side of property leads to a spacious tarmac rear yard providing ample off-road parking.

Double Garage 32' x 15' approx.



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



**69 GORTNAGHEY ROAD,
GORTNAGHEY, DUNGIVEN BT47 4PZ**

We are delighted to offer to the market this fantastic 3 bedroom semi-detached bungalow. It is located in the village of Gortnaghey just 3 miles from Dungiven and very close to the main Derry to Belfast A6. It is within easy walking distance of all local amenities. It has been totally refurbished in recent times and is finished to a very high standard internally.

Only by viewing can the quality of this property be fully appreciated.

Additional Features:

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

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, tiled porch area and tiled hallway, shelved hot press.

Living Room: 15'5 x 9'10 Feature open fire with back boiler, marble surround and tiled hearth. TV points, tiled floor.



Kitchen/Dining: 15'6 x 9'11 Excellent range of eye and low level fitted kitchen units incorporating 'Zanussi' electric hob, 'Beko' electric oven, 'Beko' integrated fridge-freezer, 1 ½ bowl stainless steel sink with mixer taps, under-unit lighting. Walls tiled between kitchen units, floor tiled.



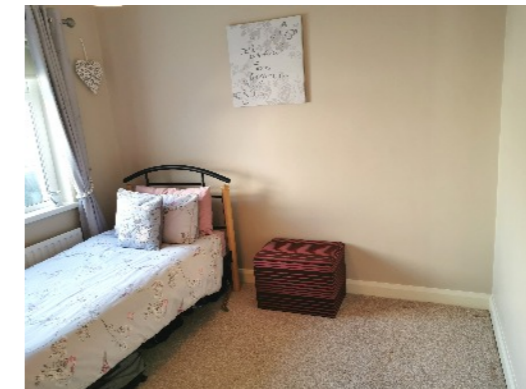
Bedroom 1: 12'1 x 10'5 Excellent range of fitted wardrobe furniture, carpet to floor.



Bedroom 2: 9'11 x 9'11 Carpet to floor.



Bedroom 3: 9'11 x 9'2 Carpet to floor.



Bathroom: 7'5 x 6'3 Suite includes low flush wc, wash hand basin with vanity unit, bath with electric shower over and glazed shower screen. Walls part tiled, floor tiled.

