

Exterior: Front garden and back garden laid in lawn. Gravel driveway offering ample off-road parking.



P. McDermott

PROPERTY & MORTGAGES



**7 THE ARCHES,
DUNGIVEN BT47 4UL**

Excellent semi-detached 3 bedroom property well located, just off the Ballyquin Road. This property has been very well presented both internally and externally and is an ideal opportunity for either the first time buyer or investor to purchase a quality home. It is within easy walking distance of all local amenities and also close to public transport routes.

Additional Features:

- Oil Fired Heating
- uPVC Double Glazed Windows
- Really Well Presented both Internally and Externally
- Excellent Location

PRICE: OFFERS AROUND £124,950
VIEWING: BY APPOINTMENT THROUGH AGENT

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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

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Entrance Hall: Bright spacious entrance hall, uPVC front door and side light. Laminate wooden floor. Telephone point.

Living Room: 17'9 x 11'9 (at widest point) Feature open fire with cast iron inset and tiled hearth. TV points, bay window. Laminate wooden floor.



Kitchen/Dining: 13'2 x 13'2 Excellent range of eye and low level fitted kitchen units in an oak finish incorporating 1 1/2 bowl stainless steel sink with mixer taps, 'Zanussi' electric hob and oven, 'Baumatic' integrated dishwasher, integrated fridge freezer, walls tiled between kitchen units, floor tiled.



Utility Room: 9'6 x 4'9 Range of low level fitted kitchen units in an oak finish, single drainer stainless steel sink with mixer taps. Plumbed for washing machine. 'Zanussi' washing machine. Tiled splashback, tiled floor, uPVC back door.

Ground Floor WC: 6'3 x 2'9 Low flush wc, pedestal wash hand basin. Tiled splashback, tiled floor.

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

Master Bedroom: 16'10 x 9'4 (at widest point) Laminate wooden floor.



En Suite: 8'2 x 2'11 Suite includes low flush wc, wash hand basin with pedestal, electric shower. Tiled floor.

Bedroom 2: 11'2 x 11' Laminate wooden floor.

Bedroom 3: 10'7 x 8'8 Laminate wooden floor.



Bathroom: 7'9 x 7'9 Suite includes low flush wc, wash hand basin with pedestal, bath and mains power shower.

