

165 Learmount Road, Park BT47 4BA

**Integral Double Garage: 19'11 x 28'2** Lighting and power points. Up and over garage doors.



**Exterior:** Spacious tarmac driveway, landscaped gardens with mature shrubs surround the property.



**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



**165 LEARMOUNT ROAD, PARK,  
CLAUDY, COUNTY DERRY BT47 4BA**

This is a fantastic detached bungalow situated on a 0.5 acre plot with beautifully landscaped gardens and nestling in the rolling countryside of the Sperrins between the villages of Claudy and Park and is just 20 minutes from Derry city.

Accommodation extends to approximately 2,300 sq feet and boasts 4 spacious bedrooms and 2 receptions, has a large driveway and a double garage. Newly carpeted throughout.

**Additional Features:**

- Beautiful detached bungalow with double garage
- 4 Bedrooms
- 2 Receptions
- Dual fired central heating
- Double glazed windows
- Beautiful landscaped gardens

**PRICE: OFFERS AROUND £215,000**

**VIEWING: BY APPOINTMENT THROUGH AGENT**

**P. McDermott Property & Mortgages**

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**Entrance Hall:** Bright entrance porch with mahogany front door and tiled floor. Leading to spacious entrance hall, decorative coving to ceiling, carpet, spacious walk-in hot press and cloak room, wall lights.



**Lounge:** 19'11 x 13'9 Feature open fire with marble surround and hearth, wall lights, carpet.



**Living Room:** 15'8 x 13'10 Wood burning 'Stanley' stove with slate hearth, carpet. Decorative coving to ceiling.



**Kitchen/Dining:** 14'7 x 12'7 Excellent range of eye and low level fitted kitchen units Incorporating 'Smeg' gas hob, 'Hotpoint' electric oven, 'Bosch' integrated fridge, 'Hotpoint' integrated dishwasher, 1½ bowl stainless steel sink with mixer taps, glazed display units. 'Ray Burn' oil fired range. Walls tiled between kitchen units, down lighters.



**Utility Room:** 9'1 x 8'5 Stainless steel single drainer sink with mixer taps, 'Hotpoint' fridge freezer, low level kitchen units and ample cloaks space, plumbed for washing machine. Tiled splash back.

**WC:** 6'8 x 5' Low flush wc, pedestal wash hand basin, walls ½ tiled, floor tiled.

**Bedroom 1:** 14'10 x 9'9 Range of fitted bedroom furniture, carpet.



**Bedroom 2:** 14'10 x 11'5 (at widest point) Range of fitted bedroom furniture, carpet.



**Bedroom 3:** 16'1 x 10'8 Range of fitted bedroom furniture, carpet.



**Bedroom 4:** 10'8 x 10'2 Range of fitted bedroom furniture, carpet.

**Bathroom:** 10'7 x 10'8 Suite includes low flush wc, pedestal wash hand basin and low level shower area plus fully tiled shower cubicle with electric shower. Walls tiled.