

Exterior: Tarmac driveway provides ample off-road parking. Beautiful landscaped gardens to front and rear with mature shrubs and beds. Patio area.

8 x 6 Garden shed.



**45 TRACYS WAY,
DUNGIVEN BT47 4JZ**

Beautiful modern detached 4 bedroom detached house located in the very popular Tracys Way development. It has been very well maintained and cared for and is conveniently located near all local amenities including shops, churches, schools, sports facilities and public transport routes. It also benefits from superb landscaped gardens and outdoor space.

Additional Features:

- Oil Fired Heating
- uPVC Cherry Oak Double Glazed Windows
- 4 Spacious Bedrooms
- 2 Receptions
- Immaculately Maintained
- Beautiful Landscaped Gardens

PRICE: OFFERS AROUND £167,500

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

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.

Entrance Hall: Mahogany front door and sidelight. Solid wooden floor. Storage under stairs. Telephone point.



Living Room: 15'9 x 12'1 Feature open fire with cast iron surround and tiled hearth. TV points, solid wooden floor, french doors leading to dining room area. Decorative coving to ceiling.



Kitchen/Dining: 24'7 x 11'4 Open plan kitchen and dining area, excellent range of eye and low level fitted kitchen units incorporating 1½ bowl stainless steel sink with mixer taps, 'Whirlpool' gas hob, 'Whirlpool' electric oven, 'Kenwood' dishwasher, glazed display cabinet, pelmet with down lighters, walls tiled between kitchen units, floor tiled in kitchen, wooden floor to dining area. Patio doors leading to rear garden area.



Utility Room: 6'11 x 4'9 Low level kitchen unit with stainless steel sink, plumbed for washing machine. Tiled splash back, tiled floor. uPVC back door.

Ground Floor wc: 6'10 x 4'10 Low level wc, pedestal wash hand basin. Tiled floor and tiled splash back to sink.

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

Bedroom 1: 13'1 x 12'1 Laminate wooden floor.



Bedroom 2: 12' x 10'1 Carpet.



Bedroom 3: 12' x 9'5 Laminate wooden floor.

Bedroom 4: 10'4 x 8'9 Laminate wooden floor.



Bathroom: 8'5 x 7'3 Suite includes low flush wc, pedestal wash hand basin, bath, electric shower. Walls part tiled, floor tiled.

