

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



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	71	76
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

**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



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

Beautifully presented modern family home in a desirable location close to the town centre and all local Amenities. The property comprises of spacious living room, open-plan kitchen dining area, wc and utility room on the ground floor, with 3 bedrooms, en-suite and main bathroom on the first floor. Externally the property enjoys its own tarmac driveway and private enclosed back garden.

Ideal purchase for the first time buyer or investor.

**Additional Features:**

- Oil Fired Heating
- uPVC Double Glazed Windows
- 3 Spacious Bedrooms
- Tarmac Driveway
- Enclosed Back Garden
- Vertical Blinds Throughout

**PRICE: OFFERS AROUND £125,000**  
**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:** 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 ½ bowl stainless steel sink with mixer taps, 'Zanussi' electric hob and oven, 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. 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) Carpet.



**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' Carpet.

**Bedroom 3:** 10'7 x 8'8 Carpet.



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