

2 Large Sheds/Garages: 30’ x 16’ Power points and lighting, roller shutter door. Loft storage/work area.

26’ x 16’ Power points and lighting. Sliding metal double doors.



Exterior: Large rear garden area with patio and spacious tarmac driveway. Mature shrubs and trees.



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.

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PROPERTY & MORTGAGES



**33 MAIN STREET,
DUNGIVEN BT47 4LD**




Excellent 3 bedroom property situated on lower Main Street, Dungiven. Accommodation includes 3 double bedrooms and 3 receptions plus 2 bathrooms. Finished to a good quality internally, it has a large rear yard and extensive garden area with 2 large sheds extending to approximately 900 sq ft. This is a fantastic opportunity to acquire a really good quality residence with the potential to develop the large garden area and sheds for their own business purposes (subject to obtaining the relevant planning permission).

Additional Features:

- uPVC Double Glazed Windows
- Oil Fired Heating
- 3 Bedrooms, 3 Receptions
- 2 Large Workshops/Garages
- Large Garden Area

PRICE: OFFERS AROUND £165,000
VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages
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- Entrance Hall:** Mahogany front door. Telephone point, tiled floor, decorative coving to ceiling.
- Living Room:** 11'10 x 17'9 Feature wood burning stove and marble fireplace, TV points, laminate wooden floor. Decorative coving to ceiling.
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- Kitchen:** 14'9 x 8'1 Excellent range of eye and low level fitted kitchen units incorporating 1½ bowl stainless steel sink with mixer taps, electric cooker, dishwasher, fridge-freezer, walls tiled between kitchen units, floor tiled. uPVC back door.
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- Dining Area:** 12'3 x 11'6 Tiled floor.
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- Lounge:** 17'10 x 12'4 Feature open fire. Carpet. Pedestrian access door.
- Utility Room:** 10'2 x 5'9 Eye level storage units. Tiled floor, cloaks.
- Bathroom:** 8'2 x 7'11 Suite includes low flush wc, pedestal wash hand basin, low level access shower area with electric shower. Walls part tiled. Cushion flooring.

- 1st Floor Landing:** Carpet to stairs and landing. Hot press.
- Bedroom 1:** 11'10 x 11' Laminate wooden floor. Built-in wardrobe furniture.
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- Bedroom 2:** 11'3 x 18'8 Laminate wooden floor, built-in wardrobe furniture.
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- Bedroom 3:** 18'8 x 13'4 Carpet, built-in wardrobe furniture.
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- Bathroom:** 11'8 x 6'4 Suite includes low flush wc, pedestal wash hand basin, bath, electric shower, walls ½ tiled, floor tiled.

