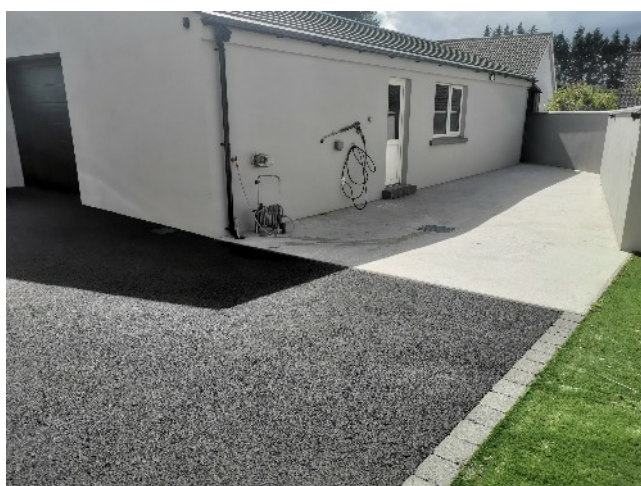


Garage: 19'4 x 40'5 Electric up and over garage door. 2 secure storage rooms. Polished concrete floor. Fitted workshop units and benches. Power points and lighting. Under floor heating, Composite pedestrian door. Alarmed and CCTV. SenSor lighting both inside and out.

Exterior: Exterior power washing point. Power floated concrete washing bay. Tarmac driveway, patio area, play area with artificial grass. Recessed sensor lights surround rear garden and patio area. Excellent privacy with electric double gates, ornate railing with laurel hedging to front.



P. McDermott
PROPERTY & MORTGAGES

P. McDermott
PROPERTY & MORTGAGES



**5 ABBEYFIELDS,
DUNGIVEN BT47 4UW**

This is a beautifully presented detached family home set within the very popular Abbeyfields development. Every room offers something different and has been finished to a very high specification with great emphasis placed on design and detail. Accommodation comprises of 2 receptions, 3 large double bedrooms, kitchen/dining area, 3 bathrooms, office and utility room.

Externally there are electric double gates, spacious tarmac driveway, private rear garden and large detached garage.

This excellent location provides ease of access to all local amenities, and public transport routes and is convenient to the new local road network. The perfect location for your lifetime home.

Additional Features:

- High quality Specification and quality finishes
- uPVC Triple Glazed Windows
- Accommodation extends to over 2,000 sq feet

PRICE: OFFERS AROUND £252,950

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

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: Bright spacious entrance hall with composite front door and side lights.

Living Room: 20'2 x 12'8 Feature open fire place with marble surround and slate hearth. TV points. Patio doors, ornate cornice and coving to ceiling.



Kitchen: 32'2 x 16'10 Excellent range of eye and low level fitted kitchen units, incorporating 'Arleston' Rangemaster cooker with 5 ring gas hob and double electric oven, 'Beko' integrated dishwasher, 'Samsung' American style fridge-freezer, stainless steel sink with mixer taps. Granite work tops. Glazed display cabinet, down lighters. Patio doors leading to rear garden area. Double aspect stone brace with steam/water feature. Integrated TV.



Utility Room: 9'7 x 5'7 Plumbed for washing machine. Shelved hot press. Down lighters.

Rear Porch: Composite back door. Cloaks.

Ground Floor WC: 6'8 x 3'5 Low flush wc, pedestal wash hand basin, walls 1/2 tiled. Down lighters.

1st Floor Landing: Walls to entrance hall, stairs and landing all 1/2 panelled. Gallery landing area. Air purifier system.

Bedroom 1: 12'8 x 11'6 Carpet. TV point. Walk-in wardrobe with fitted units and down lighters.



En Suite: 8'5 x 5'5 Low flush wc, wash hand basin with vanity unit and granite work top. Walk in shower with power shower. Heated towel rail, floor and walls fully tiled. Recessed shelf with lighting. Down lighters.

Bedroom 2: 14'10 x 10'8 Carpet. Range of built-in wardrobe furniture. Down lighters.

Bedroom 3: 14'9 x 10'8 Carpet. Range of fitted bedroom furniture. Down lighters.

Bathroom: 12'10 x 7'9 Suite includes low flush wc, bath, 'His & Hers' wash hand basins with vanity unit and granite work top. Large walk-in shower wet area with recessed shelf. Walls and floor fully tiled. Down lighters. Heated towel rail.

