

48 Garvagh Road, Dungiven BT47 4LU

Exterior: 2 general purpose outhouses. Large spacious garden area to the rear laid in lawn with mature shrubs and hedging providing excellent privacy. Front garden laid in lawn with shrubs, spacious concrete driveway providing ample off-road parking.

Garage: 24'6 x 12' Roller shutter door, pedestrian door, lights and power point.



P. McDermott

PROPERTY & MORTGAGES



**48 GARVAGH ROAD,
DUNGIVEN BT47 4LU**

This property is perfectly located within the town of Dungiven. It occupies a spacious site with its own driveway and large rear garden area and also has an integral garage. It is within easy walking distance of all local amenities including shops, churches, schools, health centre and is only 30 minutes from Derry City. It is sure to attract a lot of interest from both first time buyers and investors.

Additional Features:

- Double Glazed Windows
- Oil Fired Heating
- 2 Receptions
- 3 Bedrooms
- Garage
- Spacious Driveway
- Large Rear Garden

PRICE: OFFERS AROUND £107,500
VIEWING: BY APPOINTMENT THROUGH AGENT

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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

130 Main Street | Dungiven | Co. Derry BT47 4LG
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Entrance Hall: uPVC front door, laminate wooden floor. Storage under stairs. Cloaks.

Living Room: 12' x 9'8" Feature open fire with tiled surround and tiled hearth. Carpet. Vertical blinds.



Lounge: 15'10 x 11'1" Feature open fire with back boiler, tiled surround and tiled hearth. Vertical blinds, laminate wooden floor.



Kitchen: 18'9 x 6'11" Range of eye and low level fitted kitchen units incorporating 1 1/2 bowl stainless steel sink with mixer taps.



Pantry Area: Cushion flooring. PVC back door.

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

Bedroom 1: 12' x 9'8" Laminate wooden floor and vertical blinds.



Bedroom 2: 10'10 x 9'6" Laminate wooden floor and vertical blinds.



Bedroom 3: 10'10 x 7'1" Carpet and vertical blinds.



Bathroom: 7'4 x 5'11" Wash hand basin, bath with electric shower and glazed shower screen. Walls part tiled.

WC: 5'4 x 3' Tiled floor.

