

Exterior: Graveled landscape area to the front, spacious garden area to the rear in lawn. Private tarmac driveway offers ample off-road parking.



| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| A 92 plus | | |
| B 81-91 | | |
| C 69-80 | | |
| D 55-68 | 61 | 66 |
| 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



**14 BLEACH GREEN,
DUNGIVEN BT47 4UH**

Extremely well presented 3 bedroom detached home in the Bleach Green area of Dungiven. It offers secure off-road parking and an enclosed garden to the rear and its location is most convenient and within only a few minutes walking distance to all local amenities including schools, shops, churches, health centre and public transport routes. The property offers well laid out family accommodation and has been finished and maintained to an excellent standard by the current owners.

Additional Features:

- Detached House
- uPVC Double Glazed Windows
- Oil Fired Heating
- Excellent Order Throughout
- Tarmac Driveway & Spacious Rear Garden
- Close to all Local Amenities

PRICE: OFFERS AROUND £129,950

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

Entrance Hall: Bright spacious entrance hall with uPVC front door and side light. Telephone point, laminate wooden floor, storage under stairs.



Living Room: 15'11 x 12'5 Feature open fire with cast iron surround and tiled hearth. Laminate wooden floor. TV point, vertical blinds.



Kitchen: 13'7 x 11' Excellent range of eye and low level fitted kitchen units incorporating glazed display cabinet, stainless steel single drainer sink with mixer taps. 'Belling' electric hob, 'Beko' electric oven, 'Ignis' integrated fridge freezer. Walls tiled between kitchen units, floor tiled. Patio doors leading to rear garden area, vertical blinds.



Utility Room: 11' x 5'2 Range of low level fitted kitchen units, 1½ bowl stainless steel sink with mixer taps. Tiled splashback, floor tiled, plumbed for washing machine, uPVC back door.

1st Floor Landing: Carpet to stairs, laminate wooden floor to landing, shelved hot press.

Bedroom 1: 11'9 x 11'1 Laminate wooden floor. TV point.



En Suite: 8'4 x 3'2 Low flush wc, pedestal wash hand basin, electric shower. Tiled floor.

Bedroom 2: 12'5 x 9'11 Laminate wooden floor. TV point.



Bedroom 3: 8'11 x 8'11 Laminate wooden floor. Built-in storage.

Bathroom: 8'2 x 7'1 Contemporary style suite includes low flush wc, wash hand basin with vanity unit, free standing bath with mixer taps and shower attachment, heated towel rail. Walls fully tiled, floor tiled.

