

Exterior: Front garden area paved. Concrete rear yard includes 2 general purpose outhouses with lighting and power points and high wooden fencing provides privacy and security. uPVC fascia and soffit.



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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**14 COLUMBIA PARK,
FOREGLEN BT47 4PD**

Fantastic mid-terrace home situated in the village of Foreglen just off the main Derry to Belfast A6. It is only 5 minutes drive from the town of both Claudy and Dungiven and only 15 minutes from Derry City. It has been finished and maintained to a high standard and is the perfect buy for either the first time buyer or the investor looking for good income potential.

Additional Features:

- uPVC Double Glazed Windows
- Dual Heating - Solid Fuel Back Boiler and Oil Fired
- Horizontal and Vertical Blinds Included
- High Quality Internal Finish
- Extremely Well Maintained

PRICE: OFFERS AROUND £85,000
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: uPVC front door, tiled floor. Telephone point.



Living Room: 13'11 x 11'11 Feature open fire with cast iron surround and tiled hearth with back boiler. TV points, laminate wooden floor.

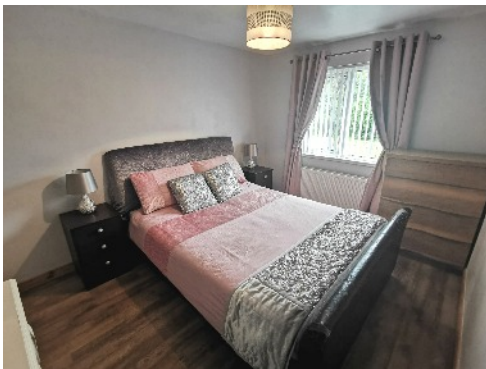


Kitchen: 19'3 x 10'6 Excellent range of eye and low level fitted kitchen units in a modern contemporary finish incorporating glazed display units, 1½ bowl stainless steel sink with mixer taps, 'AEG' electric hob and oven. Downlighters, tiled floor, uPVC back door, 'Gorenje' integrated dishwasher.

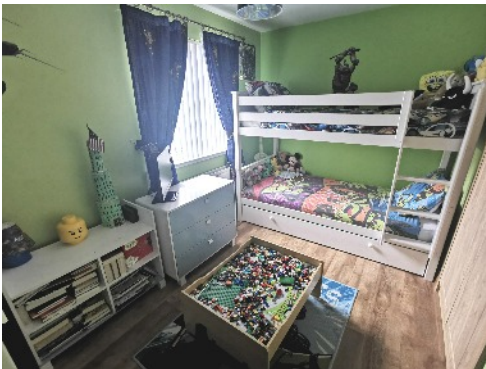


1st Floor Landing: Carpet to stairs and landing, shelved hot press.

Bedroom 1: 11'11 x 9'1 Laminate wooden floor. Built-in wardrobe furniture.



Bedroom 2: 12'1 x 7'7 Laminate wooden flooring, built-in wardrobe furniture.



Bedroom 3: 9' x 9' (at widest point) Laminate wooden floor. Built-in wardrobe space.



Bathroom: 7'7 x 6'7 Suite includes low flush wc, pedestal wash hand basin, bath with electric shower above, walls part tiled, floor tiled.

