

**Exterior:** Front and rear gardens laid in lawn with mature shrubs and trees. High timber fence to rear provides excellent privacy. Tarmac driveway provides ample secure off-road parking, paved patio area to the rear, ornate wrought iron double gates.



**Detached Garage:** 18'8 x 14'2 Roller shutter door, uPVC pedestrian door, lighting, power points and heating.



**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



**23 CURRAGH ROAD,  
DUNGIVEN BT47 4SE**

Fantastic detached family home situated on a spacious plot with in a well established residential location close to all local amenities including schools, shops, churches, sports centre and health centre. This property has been very well maintained and offers 4 bedrooms, 2 reception and 3 bathrooms and a detached garage. It is rare that properties of this size, style and location come on to the open market.

**Additional Features:**

- Oil Fired Heating
- uPVC Double Glazed Windows
- Horizontal Blinds Throughout
- uPVC Fascia & Soffit
- Excellent Location
- Large Plot

**PRICE: OFFERS AROUND £210,000**  
**VIEWING: BY APPOINTMENT THROUGH AGENT**

**P. McDermott Property & Mortgages**  
130 Main Street    Dungiven    Co. Derry    BT47 4LG  
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**Entrance Hall:** Bright spacious entrance hall, hardwood front door with 3 point locking system and sidelights. Hardwood ‘Siberian Larch’ floor.



**Living Room:** 19’3 x 14’9 Feature antique style red brick fire place with multi fuel wood burning stove and slate hearth. ‘Siberian Larch’ hardwood floor. TV points.



**Kitchen/Dining:** 23’3 x 14’5 Excellent range of eye and low level solid oak fitted kitchen units incorporating ‘Belfast’ style jawbox sink with mixer taps, granite work tops, ‘Hotpoint’ free standing cooker, ‘Beko’ dishwasher, ‘Zanussi’ integrated fridge-freezer. Raised dining area with ‘Siberian Larch’ hardwood floor, kitchen floor tiled, walls tiled between kitchen units, patio doors leading to rear garden area.



**Utility Room:** 10’5 x 8’6 Range of eye and low level fitted kitchen units, plumbed for washing machine, tiled floor. uPVC back door.

**Ground Floor wc:** 8’6 x 3’7 Low flush wc, wash hand basin with mixer taps and vanity unit. Tiled splash back and tiled floor.

**1st Floor Landing:** Solid ash open tread staircase. ‘Siberian Larch’ hardwood flooring to landing. Large spacious walk-in airing cupboard’

**Bedroom 1:** 14’1 x 11’6 Built-in wardrobes. Laminate oak flooring.



**En Suite:** 14’ x 4’ Wash hand basin with mixer taps, low flush wc, 1200mm wide shower enclosure with electric shower and glazed screen. Floor tiled and walls partly tiled.

**Bedroom 2:** 14’11 x 12’6 Laminate wooden floor, TV point.



**Bedroom 3:** 10’10 x 9’6 Laminate wooden floor. Built-in wardrobes.

**Bedroom 4:** 10’10 x 9’6 Laminate wooden floor. Built-in wardrobes.



**Bathroom:** 15’1 x 9’11 Large spacious bathroom with low flush wc, 1200mm glazed shower enclosure with power shower, pedestal wash hand basin with mixer taps, raised bath with mixer taps and shower attachment, tiled floor.

