

Exterior: Paved rear patio area with 6' ft timber fence to boundary providing excellent privacy. Private off road parking to the front.



Garage: 19'2 x 9'7 Lighting and power points, roller shutter garage door.

P. McDermott

PROPERTY & MORTGAGES



**23 THE ARCHES,
DUNGIVEN BT47 4UL**

This is an excellent mid-townhouse offering spacious accommodation and an integral garage. The property offers four well proportioned bedrooms including a master with en-suite, open plan kitchen/dining area, living room, utility room and four piece bathroom suite. It has a private and enclosed rear yard and off-road parking to the front. It is conveniently located within easy walking distance of all local amenities. It is the ideal purchase for those looking to get on the property ladder or those wishing to upsize.

Early viewings are welcomed.

Additional Features:

- Oil Fired Heating
- uPVC Double Glazed Windows
- All Blinds Included
- 4 Spacious Bedrooms
- Garage

PRICE: OFFERS AROUND £135,000
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.

Entrance Hall: uPVC front door and sidelights, tiled floor, telephone point.

Living Room: 17'3 x 10'11 Feature open fire with cast iron inset and tiled hearth. TV points, laminate wooden floor.



Kitchen/Dining: 17'2 x 9'7 Excellent range of eye and low level fitted kitchen units in an oak finish incorporating 1½ bowl stainless steel sink with mixer taps, 'HotPoint' electric hob and oven, integrated fridge freezer, walls tiled between kitchen units, floor tiled. Patio doors leading to rear yard.



Utility Room: 7'2 x 5'8 Larder unit and low level fitted kitchen units in an oak finish, stainless steel single drainer sink with mixer taps, plumbed for washing machine. Tiled floor. uPVC back door.

Ground Floor WC: 6'5 x 2'8 Low flush wc, pedestal wash hand basin, tiled splash back and tiled floor.

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

Master Bedroom: 11'7 x 9'11 Excellent range of fitted mirrored slide robes. Laminate wooden floor. Patio doors leading to window balcony.



En Suite: 8' x 3'7 Low flush wc, wash hand basin with vanity unit, walk in shower unit with electric shower. Tiled floor.

Bedroom 2: 11' x 9'8 Laminate wooden floor.



Bedroom 3: 13' 9'8 Laminate wooden floor.

Bedroom 4: 13' x 9'4 Excellent range of fitted wardrobe furniture, laminate wooden floor.



Bathroom: 9'7 x 7'8 Suite includes low flush wc, pedestal wash hand basin, bath, electric shower, walls fully tiled, floor tiled.

