

Exterior: Front garden graveled for hard landscaping. Concrete private rear yard with 6ft garden fence. 10’ x 8’ garden shed with electric lighting and power points.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 c
55-68	D	59 d	
39-54	E		
21-38	F		
1-20	G		

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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**8 MILLSIDE CRESCENT,
PARK, BT47 4BQ**

A beautifully presented 3 bedroom mid-terrace property located in the scenic rural village of Park. It is within easy walking distance of all local amenities including shops, schools, churches etc. It is also within 20 minutes drive from Derry. It is sure to attract great interest from both first time buyers and investors.

Early viewing is recommended.

Additional Features:

- uPVC Double Glazed Windows
- Oil Fired Heating
- UPVC Fascia and Soffit
- Excellent Internal Condition
- All Blinds Included

PRICE: OFFERS AROUND £79,950
VIEWING: BY APPOINTMENT THROUGH AGENT

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130 Main Street | Dungiven | Co. Derry BT47 4LG
Telephone: 028 7774 0100 Email: pmcdprops@gmail.com

Entrance Hall: uPVC front door, tiled floor.

Living Room: 12'6 x 11'6 Feature open fire with cast iron inset and tiled hearth. TV points, laminate wooden floor.



Kitchen/Dining: 15'8 x 10'5 Excellent range of eye and low level fitted kitchen units, incorporating 1½ bowl stainless steel sink with mixer tap, 'Zanussi' electric hob, 'Indesit' electric oven, downlighters, plumbed for washing machine and dishwasher. Walls part tiled between kitchen units and floor tiled. Cloaks under stairs. uPVC back door.



Ground Floor WC: Low flush wc and corner wash hand basin. Tiled floor and tiled splash back.

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

Bedroom 1: 12'5 x 8'5 Range of contemporary style built in wardrobe furniture. TV point, laminate wooden floor.



Bedroom 2: 10'6 x 8'4 Laminate wooden floor, built-in wardrobe.



Bedroom 3: 9'8 x 5'6 Fitted slide-robes, laminate wooden floor.

Main Bathroom: 7'8 x 7'2 Suite includes low flush wc, pedestal wash hand basin, corner bath with mixer taps, electric shower. Walls fully tiled. Floor tiled.

