

Bathroom: 8'9 x 6'5 Suite includes low flush wc, pedestal wash hand basin, jacuzzi bath and electric shower. Walls fully tiled, floor tiled.



Exterior: Spacious driveway to front and side of property offering ample off-road parking. Garden wall with wrought iron entrance gates. Spacious rear concrete yard with high fence around.

Concrete base already in place for pre-fabricated shed with electricity provided.



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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PROPERTY & MORTGAGES



**3 OAKDALE,
FEENY BT47 4UN**

This is an excellent detached family home providing spacious and high quality accommodation. Located in a quiet residential area and within easy walking distance of all local amenities including shops, schools, health centres etc. Internally it is finished to a modern standard throughout and has excellent outdoor space with ample room for off-road parking and a large rear yard.

Additional Features:

- Oil Fired Heating
- uPVC Double Glazed Windows
- 3 Spacious bedrooms, all with fitted slide-ropes
- Fitted blinds throughout
- Excellent internal specification and finish
- Spacious parking area to the front and also large rear yard

PRICE: OFFERS AROUND £149,500

VIEWING: BY APPOINTMENT THROUGH AGENT

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Entrance Hall: Spacious entrance hall with uPVC front door and sidelight, telephone point, 'Amtico' flooring. Down lighters and decorative coving to ceiling. Cloaks and shelved hot press.

Living Room: 16'5 x 12'1 Feature open fire with cast iron inset and tiled hearth. Semi-solid oak flooring. TV & Sky points, decorative coving to ceiling with fitted wall lights.



Kitchen/Dining: 13'9 x 11'4 Excellent range of eye and low level fitted kitchen units in a contemporary style finish, including 'HotPoint' electric hob and oven, 'HotPoint' integrated fridge-freezer, 'HotPoint' integrated dishwasher, 1½ bowl stainless steel sink with mixer taps. Walls tiled between kitchen units, floor tiled, patio door leading to rear yard. Down lighters.



Utility Room: 8'11 x 4'10 Range of eye and low level fitted kitchen units, plumbed for washing machine, walls tiled between kitchen units, floor tiled, cloaks, uPVC back door, down lighters.

Master Bedroom: 12'11 x 10'4 Range of fitted mirrored slide-robos, laminate wooden floor.



En Suite: 7'10 x 3'1 Low flush wc, pedestal wash hand basin and electric shower, walls fully tiled, floor tiled.

Bedroom 2: 12' x 9'9 Range of mirrored slide robes, TV points, laminate wooden floor.



Bedroom 3: 12' x 8' Range of fitted bedroom furniture and slide-robos, laminate wooden floor. TV point.

