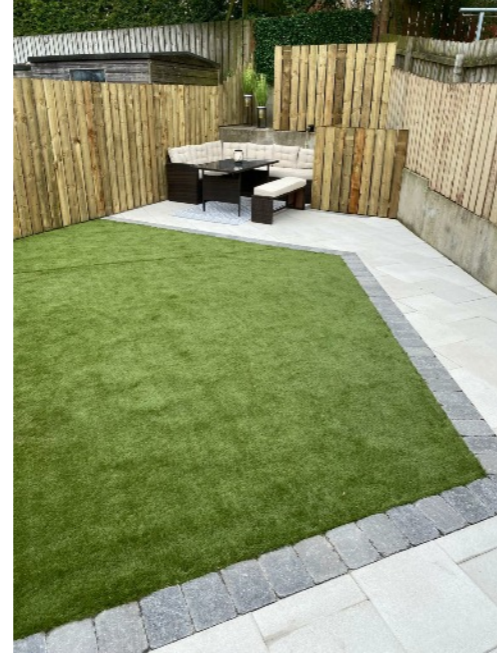


25 Bleach Green, Dungiven BT47 4UH

**Exterior:** Driveway and parking area to the front has recently been extended and tarmaced providing ample off road and private parking. Rear garden area has been totally refurbished and landscaped to provide an all year round play area with artificial lawn, patio area and outdoor dining space.



# P. McDermott

## PROPERTY & MORTGAGES



**25 BLEACH GREEN,  
DUNGIVEN BT47 4UH**

Beautiful 3 bedroom detached family home. It is very well maintained and finished to a high standard and also benefits from a recent extension which provides a second reception room in the form of an open plan kitchen/dining area and living area. It offers bright spacious living accommodation and is very conveniently located within easy walking distance of all local amenities including shops, schools, churches, sports centre and health centre.

**Additional Features:**

- Oil Fired Heating
- uPVC Double Glazed Windows
- All Fitted Blinds Included
- All Integrated Kitchen Appliances Included
- EPC Rating - D63/D67

**PRICE: OFFERS AROUND £169,950**  
**VIEWING: BY APPOINTMENT THROUGH AGENT**

**P. McDermott Property & Mortgages**  
130 Main Street | Dungiven | Co. Derry BT47 4LG  
Telephone: 028 7774 0100 Email: pmcdprops@gmail.com

**Entrance Hall:** Spacious entrance hall with uPVC front door and side light, solid wooden floor. Telephone point. Storage under the stairs.

**Living Room:** 15'11 x 12'5 Feature custom designed media wall with recessed TV mounting area, recessed lighting to entire room and fitted contemporary style wall mounted electric fire. TV and sky points, laminate wooden floor.



**Kitchen/Dining:** 13'08 x 13'7 Excellent range of eye and low level fitted kitchen units in a contemporary finish, incorporating 1½ bowl stainless steel sink with mixer taps, granite work top and granite upstand, 'Lamona' electric hob, 'Candy' electric double oven, 'Baumatic' integrated dishwasher, integrated wine cooler, integrated fridge-freezer, porcelain tiles, down lighters. Feature 'Stanley' wood burner in living area with stone faced surround and oak mantle, Sky & TV points. Patio door leading to rear garden area.



**Utility Room:** 5'10 x 5'2 Eye and low level fitted kitchen units, single drainer stainless steel sink with mixer taps, plumbed for washing machine, porcelain tiles.

**WC:** 5'2 X 5'2 Low flush wc, pedestal wash hand basin, porcelain tiles to floor.

**Rear Porch:** uPVC back door, porcelain tiles.

**1st Floor Landing:** Carpet to stairs, laminate wooden floor to landing, shelved hot press.

**Bedroom 1:** 11'8 X 11' Built-in double wardrobe, laminate wooden floor



**Bedroom 2:** 12'4 x 10'1 Laminate wooden floor, TV point.



**Bedroom 3:** 9'1 x 8'9 Built-in wardrobe, laminate wooden floor.



**Bathroom:** 8'2 x 7'2 Suite includes low flush wc, pedestal wash hand basin, bath with shower attachment and corner shower with glazed doors and electric shower. Floor tiled and walls half tiled.

