

**Exterior:**

Garden area to both the front and the rear laid in lawn. Spacious tarmac driveway provides ample off-road parking. Patio area to the rear with exterior lighting and exterior power points. 6 ft garden wall to the rear provides excellent privacy and security.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   c
55-68	D	68   d	
39-54	E		
21-38	F		
1-20	G		

# P. McDermott

## PROPERTY & MORTGAGES



**8 ABBEYFIELDS,  
DUNGIVEN BT47 4UX**

Beautiful 4 bedroom detached family home with spacious driveway and enclosed garden and patio area to the rear. The property is finished to a high standard throughout and offers flexible accommodation which includes 4 bedrooms, 3 bathrooms, large living room and a fantastic open plan kitchen/dining/reception area which can be used as an additional living room or playroom.

It is located near the edge of the town in the newly built Abbeyfields development and is perfectly situated just off the new road network with easy commute to either Belfast to Derry.

**Additional Features:**

- Oil Fired Heating
- uPVC Double Glazed Windows
- 4 Spacious Bedrooms Including En Suite and Dressing Room
- 2 Receptions
- Alarm System Fitted
- Property overlooks an enclosed park area with mature trees, shrubs and pathways

**PRICE: OFFERS AROUND £222,500**

**VIEWING: BY APPOINTMENT THROUGH AGENT**

**P. McDermott Property & Mortgages**

130 Main Street | Dungiven | Co. Derry BT47 4LG  
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# 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.

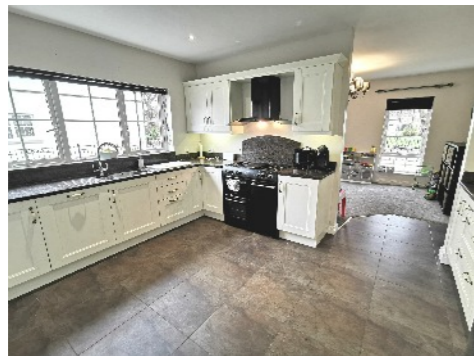


**Entrance Hall:** Bright spacious entrance hall with composite front door and side light, tiled floor, telephone point.

**Living Room:** 22'3 x 14' Feature wood burning stove with cast iron inset and tiled hearth. Carpets, TV & Sky points. Patio doors leading to rear garden area.



**Kitchen:** 13'10 x 10'2 Excellent range of eye and low level fitted kitchen units in a contemporary finish incorporating 1½ bowl stainless sink with mixer taps, 'Kensington' range with 5 ring gas hob and double electric oven. 'Electrolux' integrated dishwasher, 'Whirlpool' American style fridge-freezer, down lighters, tiled floor.



**Dining Area/ Sun Room:** 12'8 x 8'2 Patio doors leading to rear garden area, tiled floor, TV point.

**Lounge Area:** 13'11 x 11'7 Carpet, TV point.

**Utility Room:** 12'10 x 5'10 Low level fitted kitchen units and tall storage single drainer stainless steel sink with mixer taps, plumbed for washing machine, hardwood back door, tiled splash back and tiled floor.

**Ground Floor WC:** 7' X 3'3 Low flush wc, pedestal wash hand basin, tiled floor, down lighters.

**1st Floor Landing:** Carpet to stairs and landing, shelved hot press.

**Bedroom 1:** 13'8 x 12'7 Carpet.

**Dressing Room:** 8' x 7'4 Walk-in dressing room with fitted range of wardrobe storage. Carpet.



**En Suite:** 8' x 6'5 Low flush wc, pedestal wash hand basin, 1200mm shower cubicle with mains power shower. Tiled floor.

**Bedroom 2:** Carpet.



**Bedroom 3:** 14' x 10'1 Built-in wardrobe space, carpet.



**Bedroom 4:** 13'3 x 8' Carpet.



**Bathroom:** 9'10 x 7' Suite includes low flush wc, pedestal wash hand basin, electric shower and bath. Tiled splash back and tiled floor. Down lighters.

