

**Exterior:** Detached prefabricated garage 7m x 4m electric lighting and power points, roller shutter door and pedestrian access.

Tarmac driveway and yard. Turf shed/general purpose store. Solar panels. Shared services. Front garden laid in lawn, ornate double wrought iron gates.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   c	77   c
55-68	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.

# P. McDermott

PROPERTY & MORTGAGES



**12 DRUMBANE ROAD,  
DUNGIVEN BT47 4QS**

This is an excellent opportunity to acquire an excellent 4 bedroom, 2 receptions spacious family home set on a circa 0.6 acre site with superb views over the surrounding countryside. The property also benefits from a fantastic detached chalet bungalow/annex which offers separate accommodation extending to an additional 3 bedrooms, living room and large open plan kitchen and dining area.

This is an ideal opportunity for a family member to have their own independent living space or it could also provide an investment return from short term or holiday lets.

**Additional Features:**

- Oil Fired Heating
- uPVC Double Glazed Windows
- 4 Bedrooms
- Very Well Maintained both Internally and Externally
- Large Rear Yard

**PRICE: OFFERS AROUND £249,950**  
**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:** Entrance porch with uPVC front door and tiled floor. Bright spacious entrance hallway, telephone point, laminate wooden floor, shelved hot press, down lighters.

**Master Bedroom:** 15' x 11'4 Range of fitted bedroom furniture. Laminate wooden floor.

**Living Room:** 15'5 x 14'11 Feature wood burning stove with back boiler, brick built surround with oak mantle and tiled hearth. TV points, laminate wooden floor, bay window.



**En Suite:** 8'9 x 3'6 Low flush wc, pedestal wash hand basin and mains electric shower. Tiled splash back and tiled floor.

**Bedroom 2:** 11'6 x 11'1 Laminate wooden floor.



**Kitchen/Dining:** 19'01 x 14'05 (at widest point) Excellent range of eye and low level fitted kitchen units in an oak finish, incorporating 'Stanley' oil fired range, integrated fridge freezer, 'Nordmende' dishwasher, 1½ bowl stainless steel sink with mixer taps. Walls tiled between kitchen units. 'Leisure' 1100mm range with double oven. Plumbed for washing machine. Down lighters.

**Bedroom 3:** 13' x 10'4 Laminate wooden floor.



**WC:** 8'5 x 3'2 Low flush wc, pedestal wash hand basin, tiled floor.

**Bathroom:** 10'4 x 10'6 Low flush wc, wash hand basin with vanity unit, with matching mirrored bathroom cabinet. 'Bede' jacuzzi bath with mixer taps and shower attachment, mains power shower, walls fully tiled, floor tiled. Down lighters.

**Lounge:** 19'3 x 9'5 TV point, laminate wooden floor. uPVC back door.

