

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 c | 73 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

P. McDermott

PROPERTY & MORTGAGES



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

This is a very well finished 3 bedroom chalet bungalow which is the second property located on this site. Ideal for extended family accommodation or short term/holiday lets. This may provide an additional investment/rental income.

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Additional Features:

- Oil Fired Heating, Pressurised Plumbing System
- uPVC Double Glazed Windows
- Condensing Oil Fired Boiler

**PRICE: OFFERS AROUND £249,950
VIEWING: BY APPOINTMENT**

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

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

Entrance Hall: Carpet. uPVC front door.

Living Room: 14'7 x 13'9 Feature wood burning stove with brick built surround with timber mantle and tiled hearth. TV points, laminate wooden floor, french doors leading to kitchen area.



Kitchen/Dining: 14'11 x 26'3 Excellent range of eye and low level fitted kitchen units in a walnut finish, incorporating 'Belling' 1000mm wide range with double oven, integrated dishwasher, 'Samsung' American style fridge freezer. Tiled floor, down lighters.



Bedroom 1: 16'4 x 11'4 Carpets, TV point.



Bedroom 2: 15'7 x 9'3 Carpets, TV point.



Main Bathroom: 12'8 x 7'8 Suite includes low flush wc, wash hand basin with vanity unit and tiled splash back, jacuzzi bath with shower attachment and mains power shower.



1st Floor: Carpet to stairs and landing. Cloaks.

Bedroom 3: 16'4 X 11' Carpet.

Bathroom: 10'11 x 7'11 Suite includes low flush wc, pedestal wash hand basin, electric shower.

