

**Bathroom:** 2.63m x 2.54m Suite includes low flush wc, wash hand basin with vanity unit, tiled splashback and LED mirror, bath and mains power shower. Floor tiled.



**Exterior:** Rear garden flagged patio area and south facing garden with high garden wall providing excellent privacy. Mature shrubs. Front garden laid in lawn, tarmac driveway to front and side provides ample off-road parking.

**Detached Garage:** 15' x 10' Roller shutter door and pedestrian access door, power points and lighting.



**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



**11 CASTLECROFT DRIVE,  
DUNGIVEN BT47 4FH**

A fantastic almost new detached home in the just recently completed Castlecroft Drive development in the town of Dungiven. This is the only house of its kind in this small development of only 15 properties. It is finished to an extremely high contemporary style specification and benefits from a detached garage and enclosed rear garden.

**Additional Features:**

- Open Plan Kitchen, Dining and Sun Room
- Black uPVC Double Glazed Windows
- 3 Spacious bedrooms
- Chrome Electrical Fittings Throughout
- All Blinds, Light Fittings and Kitchen Appliances Included
- Intruder Alarm
- High Quality Contemporary Oak Internal Doors

**PRICE: OFFERS AROUND £169,950**

**VIEWING: BY APPOINTMENT THROUGH AGENT**

**P. McDermott Property & Mortgages**

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**Entrance Hall:** Bright spacious entrance hall, composite front door, telephone point, cloaks, porcelain tiled floor.

**Living Room:** 5.29m x 3.77m Feature wood burning stove with tiled inset and black marble hearth, TV & Sky points. Down lighters, grey volcanic oak laminate floor.



**Kitchen/Dining:** 5.04m x 3.79m Excellent range of eye and low level fitted kitchen units in a contemporary finish incorporating 1½ bowl stainless steel sink with mixer taps. 'HotPoint' integrated electric oven, 'HotPoint' integrated touch operated '4' ring hob. 'HotPoint' integrated fridge freezer, 'HotPoint' integrated dishwasher. All kitchen units fitted with 'soft closers'.

**Sun Room:** 3.60m x 3.00m TV points, patio doors leading to rear patio and garden area. Down lighters, porcelain tiled floor, storage area.



**Utility Room:** 2.34m x 1.96m Stainless steel single drainer sink with mixer taps, low level fitted kitchen units, plumbed for washing machine, porcelain tiled floor, composite back door.

**Ground Floor WC:** 1.93m x 1.00m Low flush wc, wash hand basin and tiled splash back.

**1st Floor Landing:** Carpet to stairs, laminate flooring to landing.

**Master Bedroom:** 4.70m x 3.50m Excellent range of mirrored slide-robres, TV point, laminate wooden floor.



**En Suite:** 2.15m x 2.00m Low flush wc, wash hand basin with vanity unit, LED fixed wall mirror, heated towel rail, mains 'Rainfall' power shower.



**Bedroom 2:** 3.30m x 3.26m Range of mirrored slide robes, TV points, laminate wooden floor.



**Bedroom 3:** 3.30m x 2.78m Range of mirrored slide-robres, laminate wooden floor. TV point.

