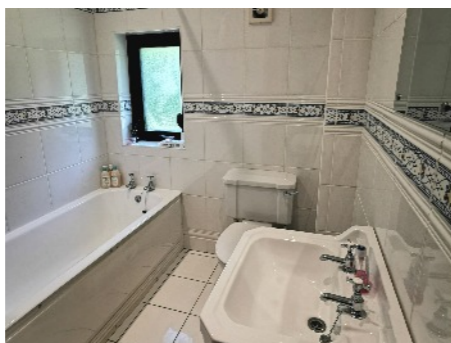


Main Bathroom: 9'2 x 6'5 Suite includes low flush wc, pedestal wash hand basin, bath with electric shower over, walls fully tiled, floor tiled, down lighters.



Exterior: Extensive landscaped gardens with mature shrubs, planted beds, plum trees and apple trees. Paved patio area, and a covered decking area looks out over a meadow which runs down to the tranquil 'Coolnasillagh' river. The property also has a portion of the land planted in woodland making it self-sufficient for firewood the whole year round. See www.propertypal.com for many more feature, details and photos.



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



**23 LISCAL ROAD,
GARVAGH BT51 5EP**

This superb detached country home nestles on a holding extending to 3.73 acres in total and enjoys fantastic views of the surrounding countryside. It has extensive landscaped gardens with planted beds and mature shrubs surrounding the property. Very rarely do homes of this quality come on the market. It has numerous quirky and one off features which make it stand out in the market place. Accommodation includes 4 bedrooms, 2 receptions, 4 bathrooms, kitchen/dining area, utility room and office space. It also has an adjoining yard with large agricultural 3 bay shed.

Additional Features:

- Oil Fired Heating, Open Fire & Wood Burning Stove
- Black uPVC Double Glazed Windows & External Doors
- Extends to 3.73 Acres & Additional 3 Bay Shed and Yard
- Secluded Site with Stunning Gardens & Views
- Finished to a High Standard Throughout
- Only 15 Minutes from Coleraine
- EPC Rating: D-65

PRICE: OFFERS AROUND £295,000

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: Bright spacious entrance hall with tiled floor, composite front door and sidelights, down lighters, wooden floor to hallway.

Living Room: 25' x 13'5 Feature open fire with stone surround and stone hearth. Additional sun room area measuring 8'1 x 6'. Mezzanine level office over living area measures 13'4 x 7'1. TV points, wooden flooring. Vaulted ceiling with exposed timber trusses.



Kitchen/Dining: 22'1 x 13'10 Excellent range of eye and low level fitted kitchen units in a contemporary style finish, incorporating 'Rangemaster' cooker with 6 ring gas hob and double electric oven and 'Rangemaster' extractor hood/fan. American style fridge freezer, 'Bosch' dishwasher and granite work tops and splash backs. Walls tiled between kitchen units, floor tiled, down lighters, all kitchen units fitted with 'soft closers'. Exposed timber beams to dining area.



Utility Room: 9'2 x 8'1 Range of eye and low level fitted kitchen units with 1½ bowl stainless steel sink with mixer taps, plumbed for washing machine. Walls tiled between kitchen units. Floor tiled. Composite back door and sidelight, down lighters.

Snug: 15'4 x 9'6 Feature 'Morso Squirrel' wood burning stove, TV points, patio doors leading to patio and front garden area. Carpets.



Bedroom 1: 10'11 x 9'9 Range of mirrored slide robes. Carpets.



En Suite: 9'6 x 5'7 Suite includes low flush wc, pedestal wash hand basin, mains power shower, walls ½ tiled, floor tiled, down lighters.

Bedroom 2: 11'5 x 8'4 Carpet.



Ground Floor WC: 9'1 X 6'6 Low flush wc, pedestal wash hand basin, tiled floor, built-in storage.

1st Floor Landing: Feature spiral staircase and solid wooden flooring to hall. Shelved hot press.

Bedroom 3: 11'1 x 9'9 Range of fitted wardrobes. Carpet.



En Suite: 9'2 x 5'8 Suite includes low flush wc, pedestal wash hand basin and mains power shower, walls ½ tiled and floor tiled. Down lighters.

Bedroom 4: 11'5 x 8'3 Feature round window overlooking the gardens, solid wooden flooring.

