

Exterior: Paved front garden area with garden wall. Concrete rear yard, with timber fencing and 8' x 6' garden shed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 c
55-68	D	66 d	
39-54	E		
21-38	F		
1-20	G		

P. McDermott

PROPERTY & MORTGAGES



**12 RANNYGLASS,
DUNGIVEN BT47 4NE**

This is a delightful 3 bedroom mid-terrace home situated just off the Garvagh Road in Dungiven. It has been very well maintained and looked after and its location is very convenient to all local amenities. It is within minutes walking distance of local shops, churches, schools, health centre, sports centres and public transport routes.

This property will appeal to both first time buyers and investors.

Additional Features:

- Oil Fired Heating
- uPVC Double Glazed Windows
- uPVC Front and Back Door
- 3 Bedrooms, 1 Reception
- Very Well Maintained Both Internally and Externally
- EPC Rating D

PRICE: OFFERS AROUND £89,950
VIEWING: BY APPOINTMENT THROUGH AGENT

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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: uPVC front door, telephone point, laminate wooden floor.

Living Room: 13'10 x 11'9 Feature open fire with cast iron inset and tiled hearth, TV and Sky points, laminate wooden floor.



Kitchen/Dining: 17'9 x 11'5 Excellent range of eye and low level fitted kitchen units in an oak finish with glazed display cabinets, incorporating electric hob and oven, 'Whirlpool' integrated dishwasher, integrated fridge freezer, 1½ bowl stainless steel sink with mixer taps, plumbed for washing machine, walls tiled between kitchen units and floor tiled. Storage/cloaks under the stairs.



Ground Floor WC: Low flush wc and wash hand basin, tiled splash back and tiled floor.

Rear Porch Area: uPVC back door, tiled floor.

1st Floor Landing: Carpet to stairs and landing, built-in storage and shelved hot press.

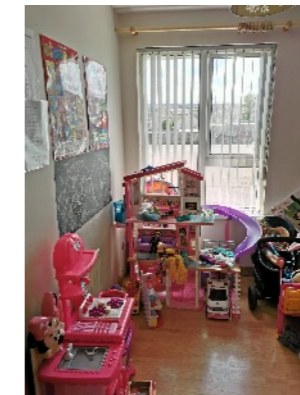
Bedroom 1: 11'5 x 10'4 Laminate wooden floor, built-in storage.



Bedroom 2: 11'6 x 10' Laminate wooden floor, built-in storage.



Bedroom 3: 8'7 x 7'2 Laminate wooden floor.



Main Bathroom: 7'7 x 6'6 Low flush wc, pedestal wash hand basin, corner bath and electric shower. Walls ½ tiled, floor tiled.

