

25 Benbradagh Rise, Dungiven BT47 4GX

Bathroom: 8'7 x 8'1 Suite includes low flush wc, pedestal wash hand basin, corner bath, electric shower. Walls ½ tiled, floor tiled. Down lighters.



Exterior: Front garden laid in lawn. Tarmac driveway offers ample off-road parking. Rear area graveled and tarmac. Raised decking area.

Integral Garage: 11'3 x 20'2 Roller shutter door, power points and lighting.



P. McDERMOTT

PROPERTY & MORTGAGES



**25 BENBRADAGH RISE,
DUNGIVEN BT47 4GX**

Attractive four bedroom detached two story house with integral garage. Very well maintained and occupies a site with stunning views over the surrounding countryside. This family home offers well laid out accommodation with large living room and spacious open plan kitchen dining area and sun room. It is within easy walking distance of all local amenities and is just 5 minutes from the Derry to Belfast A6.

Viewing by appointment only through agent.

Additional Features:

- Oil Fired Central Heating
- uPVC Double Glazed Windows
- 2 Receptions and 4 Bedrooms
- Integral Garage
- Beautiful Views of Surrounding Countryside

PRICE: OFFERS AROUND £165,000

VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages

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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: Bright spacious entrance hall, uPVC front door and side light. Tiled floor. Storage under the stairs.

Living Room: 18'10 x 12'7 Feature open fire with cast iron inset and tiled hearth. Laminate wooden floor. TV points.



Kitchen/Dining: 22'7 x 9'8 Excellent range of eye and low level fitted kitchen units in an oak finish incorporating 1½ bowl stainless steel sink with mixer taps, electric hob and oven and integrated fridge-freezer and wine rack. Walls tiled between kitchen units, floor tiled. Down lighters.



Sun room: 13'3 x 9'8 Patio doors leading to rear garden area. Tiled floor. Down lighters.

Utility room: 8'10 x 5'3 Range of eye and low level fitted kitchen units with a stainless steel single drainer sink and larder unit. Plumbed for washing machine. Tiled floor, tiled splashback, uPVC back door.

Ground floor w.c: 5'8 x 3'6 Low flush wc, pedestal wash hand basin, tiled floor.

1st Floor Landing: Carpet to stairs and landing. Shelved hot press.

Bedroom 1: 18'6 x 10'7 Carpet.



Ensuite: Low flush wc, pedestal wash hand basin, electric shower, tiled floor.

Bedroom 2: 10'3 x 8'3 Carpet.



Bedroom 3: 12'8 x 10'9 Carpet.

Bedroom 4: 15'2 x 8'6 Carpet.

