

**Exterior:** Front garden laid in lawn with stoned driveway. Rear yard and patio area is partly paved. Boundaries are by way of garden wall to the front and wooden fencing around the remainder of the property.

**Detached Garage:** 16' x 10' Roller shutter door and pedestrian access door.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# P. McDermott

## PROPERTY & MORTGAGES



**23 ASHFORD PARK,  
FEENY BT47 4SY**

This is an excellent 3 bedroom semi-detached home with detached garage within the very popular Ashford Park development. The property is only 18 months old and is in excellent order throughout. It is conveniently located within a few minutes walking distance of all local amenities and is only 20 minutes drive from Derry and 5 minutes from both Claudy and Dungiven.

***Additional Features:***

- Oil Fired Heating and Wood Burning Stove
- uPVC Double Glazed Windows
- Solid Oak Internal Doors
- Intruder Alarm Fitted
- Almost New, Only Built 18 months ago
- All Carpets, Blinds and Integrated Kitchen Appliances Included

**PRICE: OFFERS AROUND £139,000**

**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

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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.

**Entrance Hall:** Bright spacious entrance hall, uPVC front door and side light, tiled floor, telephone point.

**Living Room:** 15'9 x 13'4 Feature wood burning stove with tiled surround and slate hearth. TV points, bay window, carpets.



**Kitchen:** 14'1 x 14' Excellent range of contemporary eye and low level fitted kitchen units in a modern grey finish. 1½ bowl stainless steel sink with mixer taps, 'Candy' electric hob and oven with stainless steel extractor hood. Centre island dining area with drawers underneath and all units fitted with soft closers. Integrated fridge freezer. Tiled floor and down lighters. TV points. Patio doors leading to rear patio area.



**Utility Room:** 10'5 x 5'9 Range of eye and low level fitted kitchen units with stainless steel single drainer sink with mixer taps, plumbed for washing machine. uPVC back door, tiled floor.

**Ground Floor WC:** 5'7 x 2'8 Low flush wc, pedestal wash hand basin with tiled splash back and tiled floor.

**1st Floor Landing:** Carpet to stairs and landing, shelved hot press.

**Bedroom 1:** 13'9 x 13'4 Carpet. TV points.

**En Suite:** 9'11 x 3'3 Low flush wc, wash hand basin with mixer tap and single drawer vanity unit. Mains power shower, heated towel rail, floor tiled, down lighters.



**Bedroom 2:** 13'3 x 12'3 Carpet. TV points.

**Bedroom 3:** 9'5 x 8'10 Carpet. TV points.



**Bathroom:** 10'3 x 6'6 Suite includes low flush wc, wash hand basin with vanity unit and mixer taps, corner bath with mixer taps and shower attachment, electric shower with fully tiled shower cubicle, walls tiled, floor tiled, heated towel rail, down lighter.

