

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	68 D
39-54	E		
21-38	F		
1-20	G		

P. McDermott

PROPERTY & MORTGAGES



**23 HOLMLEA PARK,
DUNGIVEN BT47 4JT**

This is a spacious 4 bedroom semi-detached chalet bungalow located in a quiet and popular private development. Internally the property is in need of some modernisation but it is sure to attract a high level of interest from first time buyers and investors. It is also within easy walking distance of all local amenities.

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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.

Additional Features:

- uPVC Double Glazed Windows
- Oil Fired Heating & Solid Fuel Back Boiler
- 4 Spacious Bedrooms
- Detached Garage
- Spacious Driveway

PRICE: OFFERS AROUND £125,000
VIEWING: BY APPOINTMENT THROUGH AGENT

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Entrance Hall: Bright spacious entrance hall, hardwood front door. Carpet to floor, shelved hot press, storage under stairs.

Living Room: 15'9 x 10'8 Feature open fire with back boiler, tiled inset and tiled hearth. TV points, carpet.

Kitchen/Dining: 13'11 x 11' Range of eye and low level fitted kitchen units with stainless steel single drainer sink with mixer taps, freestanding electric cooker and fridge freezer. Walls tiled between kitchen units, cushion flooring.

Main Bathroom: 8'4 x 5'10 Suite includes low flush wc, pedestal wash hand basin, bath with mixer taps and shower attachment. Walls part tiled. Carpet.

Bedroom 1: 9'1 x 8'6 Carpet.

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

1st Floor Landing: Carpet to stairs and landing.

WC: Low flush wc and wash hand basin.

Bedroom 3: 13' x 11'6 Carpet, built-in wardrobe.

Bedroom 4: 13'2 x 10'7 Carpet, built-in wardrobe.

Exterior: Front garden area laid in lawn, paved driveway providing ample off-road parking. Rear garden area also laid in lawn.

Detached Garage: 20' x 12' Pedestrian access door and roller shutter door.

