

Exterior: Front and rear gardens laid in lawn, paved driveway area to the side provides ample off-road parking.



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.

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PROPERTY & MORTGAGES



**24 ABBEYFIELDS,
DUNGIVEN BT47 4UW**

We are pleased to bring to the market this excellent 4 bedroom semi-detached home. It is located in the much sought after Abbeyfields development and has an excellent quality of finish and is the perfect first time buyer home. Don't miss out, request a viewing as soon as possible.

Additional Features:

- Excellent Quality of Finish
- Oil Fired Heating
- 4 Bedrooms and En Suite
- Integrated Appliances and Blinds Included

**PRICE: OFFERS AROUND £145,000
VIEWING: BY APPOINTMENT ONLY**

P. McDermott Property & Mortgages

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Entrance Hall: Composite front door with 3 point locking system, tiled floor, BT point. Cloaks.

Living Room: 14'7 x 12'5 Feature gas fire with cast iron surround and tiled hearth, TV points and laminate wooden floor. Vertical blinds.



Kitchen: 19'6 x 21'10 (at widest points) Excellent range of eye and low level fitted kitchen units is a contemporary style Walnut finish. 1½ bowl stainless steel sink with mixer taps, 'Electrolux' dishwasher, integrated fridge-freezer. Walls tiled between kitchen units, tiled floor, patio doors leading to rear garden area.



Utility Room: 7'8 x 6'1 Range of low level fitted kitchen units with stainless steel single drainer sink with mixer taps, plumbed for washing machine. Tiled splash back, tiled floor, Hardwood back door with 3 point locking system.



Ground Floor WC: 6'4 X 2'11 Low flush wc and wash hand basin. Tiled floor.

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

Master Bedroom: 11'11 x 10'7 Laminate wooden floor, vertical blinds. TV point.



En Suite: 6' x 2'10 Low flush wc, wash hand basin, mains power shower. Shower area tiled and floor tiled.

Bedroom 2: 10' x 9'3 Laminate wooden floor.

Bedroom 3: 10' x 10' Laminate wooden floor.

Bedroom 4: 8' x 8'5 Laminate wooden floor.



Bathroom: 9'8 x 6'1 Suite includes low flush wc, wash hand basin, bath with mixer taps, electric shower with glazed enclosure. Shower area tiled, bath and wash hand basin splash backs tiled, floor tiled.

