

Exterior: Front garden laid in lawn with tarmac driveway. Rear garden area laid in lawn with paved patio area and 6 ft timber fencing providing excellent privacy and 13'5 x 7'10 garden shed with work bench, electric power points and lighting and double doors.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

P. McDermott

PROPERTY & MORTGAGES



**18 BENBRADAGH RISE,
GORTNAGHEY BT47 4GX**

We are delighted to bring to the market this beautiful detached family home. It has a very high quality internal finish and accommodation comprises of two receptions, large open plan kitchen/dining area, 3 bathrooms, 3 spacious double bedrooms, en suite, dressing room and utility room. It is located in the quiet, rural area of Gortnaghey, only a few minutes from Dungiven and 10 minutes from Limavady. It is well situated for easy access to the new A6 road network. This property offers great value for money and has a quality finish which is sure to attract a lot of interest. Early viewing is recommended.

Additional Features:

- Dual Heating - Oil Fired and Solid Fuel Back Boiler
- uPVC Double Glazed Windows
- Beam Vacuum System
- Alarm

PRICE: OFFERS AROUND £165,000
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.

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Entrance Hall: Bright spacious entrance hallway with uPVC front door, tiled floor, telephone point.

Living Room: 16'3 x 10'11 Feature open fire with back boiler, ornate surround, cast iron inset and tiled hearth. Tiled floor and tile skirting. TV and Sky Points.



Kitchen/Lounge: 19'2 x 10'8 Excellent range of eye and low level fitted kitchen units incorporating glazed display corner units, 1½ bowl stainless steel sink with mixer taps, 'Belling' range with 7 ring gas hob and electric double oven, 'Baumatic' integrated dishwasher, 'Samsung' American style fridge-freezer and large centre island. Down lighters, TV point, tiled floor, patio doors leading to rear garden area.



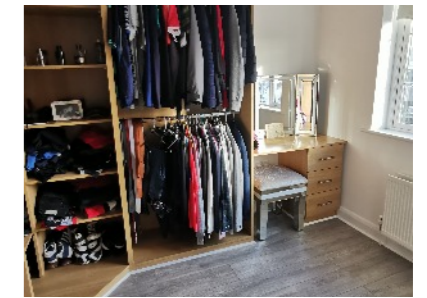
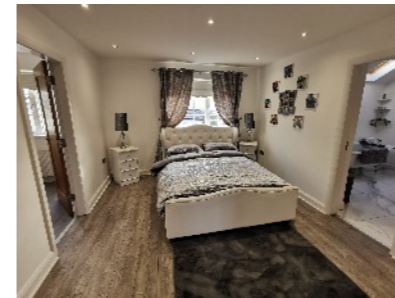
Utility Room: 9'9 x 4'9 Range of eye and low level fitted kitchen units with stainless steel single drainer sink with mixer taps, plumbed for washing machine, tiled floor, uPVC back door.

Dining Room: 18'3 x 9'9 Ornate wall paneling, tiled floor.

Ground Floor WC: 5'8 x 3'5 Low flush wc, pedestal wash hand basin, tiled floor, tiled splash back.

1st Floor Landing: Herringbone wooden floor to 1st floor landing. Shelved hot press.

Master Bedroom: 13'7 x 10'11 Laminate wooden floor, down lighters.



En Suite: 9'9 x 8'7 Spacious En Suite incorporating 'His and Her' wash hand basins with vanity unit and fitted mirror with lighting above each, freestanding bath with mixer taps and shower attachment, low flush wc and mains power shower, tiled floor.

Dressing Room: 9'7 x 7'11 Excellent range of fitted wardrobe, storage and dressing area. Laminate wooden floor.

Bedroom 2: 14'5 x 9'10 Laminate wooden floor.



Bedroom 3: 10'10 x 10'1 Laminate wooden floor, TV point.



Main Bathroom: 7'9 x 5'9 Suite includes low flush wc, wash hand basin with mixer taps and vanity unit, walk-in shower with mains power shower and glazed enclosure. Walls fully tiled, floor tiled.

