

Exterior: Front and rear garden areas laid in lawn with mature shrubs. High timber fencing to rear provides good privacy. Tarmac driveway provides ample off road parking.
Detached Garage: 17'8 x 11' Roller shutter door, pedestrian access, lighting and power points.



P. McDermott

PROPERTY & MORTGAGES



**35 TRACYS WAY,
DUNGIVEN BT47 4JZ**

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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.

We are delighted to bring to the market this beautiful 4 bedroom detached home in the much in demand Tracy's Way development. Accommodation offers a living area with adjoining open plan kitchen and dining area with patio doors leading to a spacious rear garden area. Four bedrooms and a main bathroom on the first floor offer ample room for the growing family. It also has a detached garage. It has been immaculately cared for by the current owners and the property will impress even the most discerning viewers.

Additional Features:

- Excellent Quality of Finish
- uPVC Cherry Oak Double Glazed Windows
- Oil Fired Heating
- 4 Bedrooms
- Detached Garage

**PRICE: OFFERS AROUND £195,000
VIEWING: BY APPOINTMENT ONLY**

P. McDermott Property & Mortgages

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Entrance Hall: Bright spacious entrance hall, mahogany front door with leaded side lights. Storage under stairs. Telephone/Internet point, tiled floor.

Living Room: 15'7 x 12'2 Feature open fire with cast iron inset and ornate surround. Tiled hearth. TV points. 'French doors' leading to kitchen and dining area. Solid oak floor.



Kitchen: 24'5 x 11'4 Excellent range of eye and low level fitted kitchen units in an oak finish with 'Belling' electric hob and oven, 'Bosch' integrated dish washer, integrated fridge-freezer, stainless steel single drainer sink with mixer taps and down lighters. Walls tiled between kitchen units. Tiled floor in kitchen area. Semi-solid oak floor to dining area with patio doors leading to rear garden.



Utility Room: 6'3 x 4'11 uPVC back door, eye and low level kitchen units with stainless steel single drainer sink with mixer taps and plumbed for washing machine. Tiled splash back and tiled floor.

Ground Floor WC: 6'10 x 4'8 Low flush wc, vanity wash hand basin with LED wall mirror. Tiled splash back and tiled floor.

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

Master Bedroom: 13'1 x 11'10 Carpet.



Bedroom 2: 12'2 x 10'1 Carpet.

Bedroom 3: 12'3 x 9'4 Carpet.

Bedroom 4: 10'3 x 8'1 Carpet.



Bathroom: 8'5 x 7'1 Suite includes low flush wc, 3 drawer vanity unit with wash hand basin and mixer taps with LED wall mirror and Bluetooth music. Electric shower with glazed surround. Tiled floor.

