

**Exterior:** Small enclosed yard with outhouse to the rear provides access for bins and oil heating deliveries.



# P. McDermott

## PROPERTY & MORTGAGES



**149 SAWELL PLACE,  
DUNGIVEN BT47 4LH**

A spacious ground floor two bedroom apartment situated just off the main street in a very convenient location, it is within easy walking distance of all local amenities including shops, churches, health centre, sports centre and public transport links. It has been newly refurbished with new kitchen, bathroom etc. It is the perfect buy for an investor or someone looking to downsize.

**Additional Features:**

- Newly Refurbished With New Kitchen and Bathroom
- Oil Fired Heating
- Double Glazed Windows
- Convenient Location in an Area of High Rental Demand

**PRICE: OFFERS AROUND £75,000**  
**VIEWING: BY APPOINTMENT THROUGH AGENT**

**P. McDermott Property & Mortgages**

130 Main Street | Dungiven | Co. Derry BT47 4LG  
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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:** Composite front door with 3 point locking system. Telephone point, tiled floor.

**Living Room:** 14'10 x 12'4 Spacious living area with feature open fire with back boiler, cast iron inset and tiled hearth. Laminate oak wooden floor. TV point.



**Kitchen/Dining:** 9'3 x 7'7 New contemporary style fitted kitchen with eye and low level fitted kitchen units incorporating stainless steel single drainer sink with mixer taps, new electric 'Candy' hob and oven, new 'Beko' washing machine and under unit fridge/freezer. Tiled floor. Shelved hot press.



**Bedroom 1:** 13'6 x 12'3 Built-in wardrobes, laminate oak floor.



**Bedroom 2:** 10'1 x 9'5 Built-in storage, laminate oak floor.



**Bathroom:** 6'3 x 5'11 Suite includes low flush wc, wash hand basin with vanity unit and electric shower. Shower cubicle tiled, tiled splash back to wash hand basin and tiled floor.

