

Exterior: 12' x 6' Shed/outhouse to the rear. Large rear garden area. Garden area to the front is laid in lawn. Concrete rear yard provides 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.

P. McDermott
PROPERTY & MORTGAGES



**4 LEARMOUNT DRIVE,
PARK, CLAUDY BT47 4BB**

We offer for sale this two bedroom semi-detached bungalow in the scenic and rural village of Park. It is located approximately 10 minutes from Claudy and 20 minutes from Derry. It is in need of some cosmetic refurbishment but is an ideal buy for either an investor or someone specifically looking for a bungalow or somewhere to down size to. Contact us today for a viewing.

Additional Features:

- Oil Fired Heating
- uPVC Double Glazed Windows
- uPVC External Doors
- Spacious Rear Garden
- Close to local amenities

PRICE: OFFERS AROUND £79,950
VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages
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Entrance Hall: uPVC front door and side light, tiled floor.



Living Room: 14'5 x 10'8 Feature open fire with tiled inset and tiled surround. Laminate wooden floor, TV point. Shelved hot press.



Kitchen/Dining: 14'5 x 9'10 Range of eye and low level fitted kitchen units in an oak style finish with stainless steel single drainer sink with mixer taps, electric hob and oven, integrated fridge-freezer. Walls tiled between kitchen units, floor tiled, uPVC back door.



Bedroom 1: 12'1 x 10'9 Carpet.



Bedroom 2: 11'6 x 8'5 Carpet.



Bathroom: 5'10 x 5'3 Suite includes low flush wc, wash hand basin, bath with electric shower over. Walls part tiled. Floor tiled.