

Exterior: Front garden laid in lawn with garden wall and double gates, tarmac driveway provides off road parking. Back garden laid in lawn with paved patio area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	53 E	
21-38	F		
1-20	G		

P. McDermott

PROPERTY & MORTGAGES



**59 LACKAGH PARK,
DUNGIVEN BT47 4ND**

We are delighted to bring to the market this 4 bedroom detached bungalow in the popular Lackagh Park development in the town of Dungiven. Accommodation comprises of 4 spacious bedrooms, main bathroom, large living room and utility room. It is within easy walking distance of all local amenities including shops, churches, schools, sports centre and health clinics. It has also had a new kitchen fitted and has been well maintained by the current occupiers. There is high demand locally for this type of property, so early viewing is recommended.

Additional Features:

- Oil Fired Heating
- uPVC Double Glazed Windows
- uPVC External Doors
- New Contemporary Style Kitchen

PRICE: OFFERS AROUND £149,500
VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages

130 Main Street | Dungiven | Co. Derry BT47 4LG
Telephone: 028 7774 0100 Email: pmcdprops@gmail.com

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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.

Entrance Hall: uPVC front door and side light. Laminate oak floor, telephone point.



Living Room: 14'4 x 13'8 Feature open fire with back boiler. Tiled surround and tiled hearth. Bay window, laminate wooden floor, TV points.



Kitchen/Dining: 16'4 x 15' (at widest point) New contemporary style kitchen fitted which includes eye and low level fitted units, incorporating electric hob and oven, 1½ bowl stainless steel sink with mixer taps. Walls tiled between kitchen units, tiled floor.



Utility Room: 8'2 x 4'10 uPVC back door, plumbed for washing machine, tiled floor.

Bedroom 1: 12'4 x 10'9 Laminate wooden floor.

Bedroom 2: 9'1 x 9'1 Laminate wooden floor.

Bedroom 3: 12'3 x 9'8 Carpet, built-in wardrobe.

Bedroom 4: 11'6 x 9'8 Laminate wooden floor.



Bathroom: 9'8 x 9'1 Suite includes low flush wc, pedestal wash hand basin, bath, electric shower. Cushion flooring, tiled splash back above bath.

