

**Detached Garage:** 11'2 x 21'4 Roller shutter door, pedestrian door, lighting and power points. Room to rear of garage 11'2 x 16'2 lighting and power points.

**Exterior:** Front and back gardens laid in lawn and planted with mature shrubs. Raised wooden deck provides patio area to the rear. Tarmac driveway provides ample off-road parking.



# P. McDermott

## PROPERTY & MORTGAGES



**35 BUSHFIELD MILL,  
PARK BT47 4UQ**

This is a beautiful detached family home situated in the small rural village of Park, nestling in the Sperrins. It is only 10 minutes drive from Claudy and 20 minutes drive from Derry. Accommodation comprises of 4 bedrooms, 2 receptions, 3 bathrooms and kitchen/dining area and a utility room. It also has a detached garage with games room to the rear.

### Additional Features:

- Beautiful Detached Home
- 4 Bedrooms and 2 Receptions
- Detached Garage with Games Room
- Oil Fired Heating
- UPVC Double Glazed Windows
- Only 20 Minutes Drive From Derry

**PRICE: OFFERS AROUND £189,950**  
**VIEWING: BY APPOINTMENT ONLY**

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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.

**P. McDermott Property & Mortgages**

130 Main Street | Dungiven | Co. Derry BT47 4LG  
Telephone: 028 7774 0100 Facsimile: 028 7774 0541

**Entrance Hall:** Bright spacious entrance hall, hardwood front door with 3 point locking system and side light. Walnut laminate floor.

**Living Room:** 18'7 x 12'6 Feature open fire with black cast iron inset with tiled hearth. TV and Sky points. Walnut laminate floor.



**Kitchen/Dining:** 15'7 x 12'8 Excellent range of eye and low level fitted kitchen units in a contemporary style finish incorporating 1½ bowl stainless steel sink with mixer taps, gas hob and electric oven, 'Beko' integrated dishwasher, 'Daewoo' American style fridge-freezer, walls tiled between kitchen units, floor tiled, TV point.



**Lounge Area:** 13'2 x 10'1 Walnut laminate floor, TV point, uPVC patio doors leading to patio area and rear garden.



**Utility Room:** 9'5 x 6'1 Eye and low level fitted kitchen units, stainless steel single drainer sink with mixer taps, plumbed for washing machine. Tiled floor, tiled splash back, uPVC back door. Storage under stair area.

**Ground Floor WC:** 6'5 x 2'9 Low flush wc, pedestal wash hand basin, walls ½ tiled, floor tiled.

**1st Floor Landing:** Carpet to stairs, walnut laminate floor. Shelved hot press.

**Bedroom 1:** 10'11 x 9'9 Excellent range of fitted wardrobe furniture. Laminate wooden floor.

**En Suite:** 8'9 x 2'6 Low flush wc, pedestal wash hand basin, electric shower. Walls fully tiled, floor tiled.



**Bedroom 2:** 9'9 x 9'9 Built-in wardrobes, laminate wooden floor.

**Bedroom 3:** 12'9 x 8'7 Laminate wooden floor.

**Bedroom 4:** 12'8 x 8'8 Laminate wooden floor. TV points.



**Bathroom:** 8'8 x 6'3 Suite includes low flush wc, pedestal wash hand basin, shower pod. Walls fully tiled, floor tiled.

