

111 Glenroe Park, Dungiven BT47 4DZ

Exterior: Front garden area landscaped with mature shrubs and beds. Spacious tarmac driveway provides ample off road parking.

Detached Garage: 27’6 x 11’6 (at widest point) Roller shutter door. Pedestrian door. Lighting and power points.



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



**111 GLENROE PARK,
DUNGIVEN BT47 4DZ**

This is an excellent 3 bedroom detached family home located in the quiet residential area of Glenroe Park. It is within easy walking distance of all town amenities and is only 25 minute drive from Derry city. It occupies a very well maintained plot with spacious tarmac driveway providing ample off-road parking. At the rear it looks out over beautiful views of Benbradagh and the surrounding countryside.

It is the perfect buy for either the first time buyer or for those looking to downsize to a bungalow for later in life.

Additional Features:

- Oil Fired Heating
- uPVC Double Glazing
- Excellent Condition
- Detached Garage
- Beautiful Views From The Rear
- Convenient Location

**PRICE: OFFERS AROUND £149,950
VIEWING: BY APPOINTMENT ONLY**

P. McDermott Property & Mortgages

130 Main Street | Dungiven | Co. Derry BT47 4LG
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Entrance Hall: Hardwood front door, laminate wooden floor, telephone point. Cloaks.



Living Room: 16'4 x 11'5 Feature wood burning stove, with brick built surround and tiled hearth. Laminate wooden floor. TV points. Decorative coving to ceiling.



Kitchen/Dining: 14'7 x 12'2 Excellent range of eye and low level fitted kitchen units in an oak finish. Stainless steel single drainer sink with mixer taps. 'Hotpoint' electric cooker, 'Smeg' integrated dishwasher, walls tiled between kitchen units. Floor tiled.



Utility Room: 7'9 x 4'9 Eye and low level fitted kitchen units with stainless steel single drainer sink with mixer taps, plumbed for washing machine. Tiled splash back. Tiled floor. uPVC back door.



Master Bedroom: 11'1 x 10'8 Range of built in wardrobes. Laminate wooden floor.



En Suite: 7'5 x 3'2 Low flush wc, pedestal wash hand basin and laundry storage area. Floor tiled.



Bedroom 2: 13'8 x 9'9 Built-in wardrobe, laminate wooden floor.



Bedroom 3: 8'5 x 7'10 Carpet.

Bathroom: 8'7 x 6'6 Suite includes low flush wc, pedestal wash hand basin, bath and mains power shower. Heated towel rail. Floor tiled.

