

Exterior:

Detached double garage with loft area 26'4 x 16'
2 roller shutter doors, pedestrian access door to ground floor.
Front garden laid in lawn and tarmac driveway offers ample off road parking. Private rear garden laid in lawn with tiered garden area to rear of garage and decking area.



P. McDermott

PROPERTY & MORTGAGES



**4 BLEACH GREEN,
DUNGIVEN BT47 4UH**

An excellent opportunity to purchase this spacious four bedroom chalet bungalow conveniently located in the Bleach Green development within the town of Dungiven. It is within easy walking distance of all local amenities including schools, shops, churches and public transport routes.

Accommodation includes 4 bedrooms, 2 receptions and 3 bathrooms. It has a spacious back garden and a detached double garage. This is an excellent family home, we strongly recommend viewing to avoid disappointment.

Additional Features:

- Excellent 4 Bedroom Home
- Two Receptions
- Three Bathrooms
- Dual Heating - Oil Fired and Stove with Back Boiler
- Detached Double Garage
- Spacious Garden Area

PRICE: OFFERS AROUND £179,950

VIEWING: BY APPOINTMENT THROUGH AGENT

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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. Tiled hallway, telephone point.

Living Room: 16'2 x 12'1 Feature wood burning stove with back boiler. Brick built fireplace, laminate wooden floor. TV points.



Kitchen/Dining: 29'5 x 10'5 Excellent range of eye and low level fitted kitchen units in a traditional oak style finish, incorporating 4 ring gas cooker and 'Belfast' sink. Freestanding 'Samsung' fridge freezer. Walls part tiled. Laminate oak floor. uPVC back door. Woodbury stove to lounge area. uPVC patio doors leading to rear garden.



Bedroom 1: 12'5 x 7'11 Range of mirrored fitted sliderobes. Wooden floor.



Bathroom: 8'5 x 6'2 Suite includes low flush wc, pedestal wash hand basin, electric shower. Walls part tiled and floor tiled.

1st Floor Landing: Carpet to stairs. Wooden floor to landing.

Master Bedroom: 11'8 x 12'1 Wooden floor.

En Suite: 6'5 x 6'1 Low flush wc, pedestal wash hand basin, electric shower. Walls part tiled. Floor tiled.



Bedroom 3: 9'10 x 8'6 Wooden floor.

Bedroom 4: 12'3 x 9'10 Wooden floor.



Bathroom: 9' x 6'4 Suite includes low flush wc, pedestal wash hand basin, free standing bath with antique shower attachment. Walls fully tiled. Floor tiled.

