

Exterior: Rear garden area totally flagged and high wall to rear providing excellent privacy.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

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PROPERTY & MORTGAGES



**51 KEVIN LYNCH PARK,
 DUNGIVEN BT47 4GZ**

Attractive 3 bedroom mid terrace townhouse located in the centre of town and within easy walking distance of all local amenities including shops, schools, churches, sports centre, health clinic and public transport routes. Locally there is a high demand for this type of property for rental. Excellent opportunity for the investor wishing to either increase their portfolio or for the first time investor. Early viewing is recommended.

Additional Features:

- Oil Fired Heating
- uPVC Double Glazed Windows
- Good Condition and Well Maintained.
- Convenient Location and Close to all Local Amenities
- Excellent Investment Potential in an Area of High Rental Demand
- 3 Bedrooms, 3 Bathrooms
- Alarm Fitted

PRICE: OFFERS AROUND £102,500
VIEWING: BY APPOINTMENT THROUGH AGENT

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Entrance Hall: Hardwood front door with 3 point locking system, tiled floor, telephone point.

Living Room: 18'4 x 11'11 Feature open fire with cast iron surround and tiled hearth. Laminate wooden floor, TV and Sky points. Vertical blinds.



Kitchen/Dining: 18'3 x 13' Range of eye and low level fitted kitchen units in a contemporary 'Beech' finish. Stainless steel single drainer sink with mixer taps, 'Logik' electric hob and oven. Plumbed for washing machine. Walls tiled between kitchen units, floor tiled. Patio doors leading to rear garden.



Ground Floor WC: 6' x 2'10 Low flush wc, pedestal wash hand basin with tiled splash back. Tiled floor.

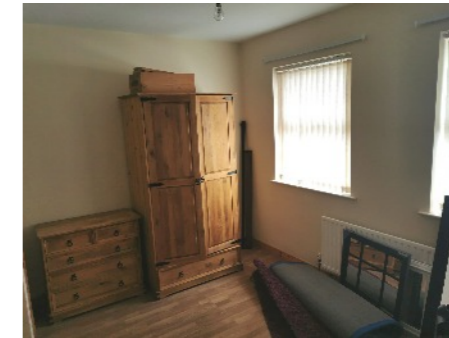
1st Floor Landing: Carpet to stairs, laminate wooden floor to landing. Shelved hot press.

Bedroom 1: 12'6 x 11' Laminate wooden floor.

En Suite: 8'3 x 5' Low flush wc, pedestal wash hand basin, electric shower. Tiled floor.



Bedroom 2: 14'11 x 10'7 Laminate wooden floor. Built-in wardrobe space.



Bedroom 3: 11'8 x 8'6 Carpet.



Bathroom: 7'5 x 6'6 Suite includes low flush wc, pedestal wash hand basin, bath with electric shower over, walls part tiled, floor tiled.

