

Exterior: Garden to front and rear laid in lawn, two 8' x 6' garden sheds. Tarmac driveway. Outside tap. UPVC fascia and soffitt.



P. McDermott

PROPERTY & MORTGAGES



**6 Whistlebare Cottages, Gortnaghey,
Dungiven, BT47 4UJ**

Attractive four bedroom family home situated in the village of Gortnaghey, only ten minutes from Limavady and five minutes from Dungiven and the new Derry to Belfast A6 Road network, The location enjoys the best of both worlds, close to the countryside yet within easy walking distance of all local amenities. Accommodation internally is spacious and well laid out with four double bedrooms, two on the ground floor and two on the first floor. Viewing is by appointment through agent.

Additional Features:

- Excellent detached chalet bungalow
- Newly redecorated
- Four bedrooms and two bathrooms
- Oil Fired Heating
- UPVC double glazed windows
- Tarmac driveway
- 1,595 square feet in size

PRICE: OFFERS AROUND £155,000
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. Semi-solid wooden floors. Storage under stairs, cloaks.

Living Room: 15'8" x 11'11" Feature open fire with cast iron inset and tiled hearth. TV points, vertical blinds. Semi-solid wooden floor.



**Kitchen/
Dining Area:** 14'7" x 11'11" Range of eye and low level fitted kitchen units in an oak style finish, incorporating 1 1/2 bowl stainless steel sink with mixer taps. 'Indesit' electric cooker. Tiled floor. 'Beko' dishwasher.



Utility Room: 7' x 5'11" Eye and low level fitted kitchen units. Stainless steel single drainer sink with mixer taps, plumbed for washing machine. UPVC back door.

Bedroom 1: 10'11" x 8'11" cushion flooring.

Bedroom 2: 3'6" x 11'7" Semi-solid wooden floor.



Bathroom: 10'10" x 7' Suite includes low flush wc, pedestal wash hand basin, bath, electric shower. Tiled splashback, tiled floor.

1st floor: Carpet to stairs and landing. Shelved hotpress.

Bedroom 3: 16'4" x 12'1" cushion flooring.



Bedroom 4: 16'5" x 10'11" cushion flooring.



Bathroom: 6'7" x 5'9" Suite includes low flush wc, pedestal wash hand basin, electric shower. Walls part tiled. Floor tiled.



Bathroom: 10'1" x 6'5" Suite includes low flush w.c, pedestal wash hand basin, bath, electric shower, tiled splashback and tiled floor.