

**Exterior:** Spacious tarmac driveway with ample space for off-road parking, garden area to both the front and rear laid in lawn with timber fencing providing privacy.



**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



**48 GREENHAVEN,  
DUNGIVEN BT47 4RW**

An excellent three bedroom semi-detached home which offers great family accommodation, high quality internal finish and a large outdoor garden and driveway space. It is very convenient to all local amenities including schools, sports centres, shops, health centres and public transport routes. It also offers easy access to the new Derry to Belfast A6 road network for those commuting to Belfast, Derry or further afield.

**Additional Features:**

- Excellent Three Bedroom Home on a Spacious Plot
- High Standard of Finish
- Oil Fired Heating
- uPVC Double Glazed Windows
- All Blinds and Floor Coverings Included
- 3 Bedrooms, 2 Bathrooms, 1 Reception

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

**P. McDermott Property & Mortgages**  
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**Entrance Hall:** Bright spacious entrance hall, hard wood front door and side light. Wooden floor, Internet point, cloaks/storage under stairs.

**Living Room:** 15'4 x 12'1 Feature 'Stanley' wood burning stove, hearth has stone tiled inset and tiled hearth. Wall lights, wooden flooring, vertical blinds, TV point.



**Kitchen/Dining:** 12'11 x 11'8 Excellent range of eye and low level fitted kitchen units incorporating 'Belling' electric hob and oven, 'Kenwood' integrated fridge freezer, stainless steel sink with mixer taps, down lighters, plumbed for dishwasher, walls tiled between kitchen units, floor tiled.



**Utility Room:** 8'9 x 5'3 Low level kitchen unit, full height larder/storage unit, stainless steel single drainer sinks, plumbed for washing machine, walls part tiled, hardwood back door.

**Ground Floor WC:** 5'3 x 2'11 Low flush wc, pedestal wash hand basin, tiled splash back, tiled floor.

**1<sup>st</sup> floor:** Carpet to stairs, laminate floor to landing. Shelved hotpress.

**Master Bedroom:** 11'8 x 9'2 Fitted slide robes, TV point, laminate wooden floor.



**Bedroom 2:** 11' x 8'9 Built in wardrobe, laminate wooden floor.

**Bedroom 3:** 11'8 x 9'1 Range of fitted slide robes, TV point, laminate wooden floor.



**Bathroom:** 11'4 x 9'6 Suite includes low flush wc, wash hand basin with mixer taps and vanity unit, bath and large walk in shower enclosure with electric shower and low level tray, heated towel rail, laminate wooden floor.

