

Exterior: Front garden laid in lawn, tarmac driveway to front and side offers ample off road parking. Rear garden in lawn with patio area, stunning views of the surrounding countryside and Sperrin mountains. 8'x6' garden shed, outside tap and exterior lights.



**39 WILLOWCROFT
FEENY BT47 4GD**

This is an excellent detached four bedroom home situated in a quiet cul-de-sac within a very popular residential development. Internally the property comprises of a lounge with open fire, open plan kitchen and dining area with utility room and ground floor wc. On the first floor, we have four bedrooms, en suite and main bathroom. Externally the property enjoys expansive views of the beautiful countryside which surrounds the village of Feeny. Early viewing is recommended.

Features:

- Very well maintained four bedroom house
- Excellent location close to all local amenities
- UPVC double glazed windows
- Oil fired heating
- High quality finish
- Fantastic views
- Tarmac driveway
- Extends to 1500 sq. Feet.

PRICE: OFFERS AROUND £179,950

VIEWING: BY APPOINTMENT THROUGH AGENT

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

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Entrance Hall: Bright spacious entrance hall, uPVC front door and sidelights. Tiled floor. Telephone point.

Living Room: 20'4" x 11'10". Feature open fire tiled hearth and marble surround. TV points, laminate wooden floor, patio doors leading to rear garden and patio area. Vertical blinds.



Kitchen/Dining: 20'4" x 11'9". Excellent range of eye and low level fitted kitchen units in an oak finish incorporating 1½ bowl stainless steel sink with mixer taps, 'Whirlpool' American style fridge freezer, centre island, walls tiled between kitchen units, floored tiled. TV points.



WC: 6'1" x 3'3". Low flush wc, pedestal wash hand basin, tiled splashback and tiled floor

Utility Room: 6'3" x 5'9". Range of low level fitted kitchen units, stainless steel sink mixer taps, plumbed for washing machine, 'Zanussi' dishwasher, 'LG' washing machine, tiled splashback, tiled floor, uPVC backdoor.

1st Floor: Carpet to stairs and landing. Cloaks and shelved hotpress.

Bedroom 1: 11'10" x 11'4". Laminate wooden floor. TV points.



En Suite: 8'5" x 5'1". Low flush wc, pedestal wash hand basin, tiled shower cubicle and electric shower, tiled splashback and tiled floor.

Bedroom 2: 10'4" x 9'11". Laminate wooden floor. TV points

Bedroom 3: 8'8" x 8'5". Laminate wooden floor. TV points.



Main Bathroom: 8'4" x 6'3". Suite includes low flush wc, pedestal wash hand basin, bath and electric shower, walls fully tiled and floor tiled.

