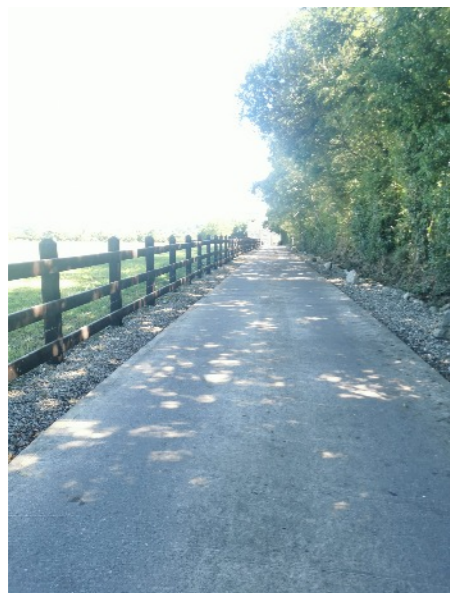


**Exterior:** Front garden laid in lawn, rear garden area with paved patio.  
Spacious tarmac rear yard offers ample off road parking.



# P. McDermott

## PROPERTY & MORTGAGES



**79 KILLUNAGHT ROAD,  
DUNGIVEN BT47 4TU**

We are delighted to offer for sale this spacious four bedroom, three reception room detached home set on a large countryside plot with picturesque views of the surrounding countryside. The property offers bright and spacious well proportioned flexible accommodation. Externally the property has entrance pillars leading to a graveled driveway with large yard offering parking to the front, side and rear. In addition the gardens fully surround the property and are abounded by a range of beautiful mature trees and farmlands. The property also offers easy access to the new A6 road network and is only 20 minutes drive from Derry city and approximately 30 minutes from Portstewart and the beautiful North coast.

**Additional Features:**

- A Spacious and Well Appointed Country Residence
- Located on a Large Site with Spacious Gardens and Yard
- Four Bedrooms and Three Receptions
- Easy Commuting Distance From Derry, Coleraine and the North Coast
- uPVC Double Glazed Windows
- Oil Fired Heating

**PRICE: OFFERS AROUND £259,950**

**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**

130 Main Street | Dungiven | Co. Derry BT47 4LG  
Telephone: 028 7774 0100 Email: pmcdprops@gmail.com

**Entrance Hall:** Bright spacious entrance hall, uPVC front door, tiled floor, telephone point.

**Living Room:** 14'3" x 14'2". Feature open fire with cast iron inset and tiled hearth. Laminate wooden floor, blinds and TV points.



**Lounge:** 13'11" x 12'11" Open fire with tiled inset and tiled hearth. TV points. Laminate wooden floor, blinds.

**Kitchen:** 24'4" x 12'11". Excellent range of eye and low level fitted kitchen units in a contemporary shaker style 'Beech' finish. 1½ bowl stainless steel sink with mixer taps and flexible attachment 'Zanussi' electric hob and oven, downlighters, walls tiled between kitchen units, floor tiled, patio doors leading to garden area, TV points.



**Utility Room:** 11'7" x 8'11". Low level fitted kitchen units with stainless steel sink and mixer taps, tiled splashback, floor tiled, uPVC backdoor.

**Ground Floor WC:** 11'7" x 3'10". Low flush, pedestal with electric shower, walls fully tiled, floor tiled.

**1st Floor Landing:** Solid oak staircase, laminate wooden floor to landing. Spacious walk in hotpress.

**Master Bedroom:** 14'4" x 12'8". Laminate wooden floor, TV points. Fitted window blinds.



**Bedroom 2:** 13'11" x 13'2". Laminate wooden floor. Fitted window blinds.



**Bedroom 3:** 12'10" x 11'. Laminate wooden floor. TV points.

**Bedroom 4:** 13'3" x 11'7". Laminate wooden floor. TV points.

**Main Bathroom:** 10'6" x 8'8". Suite includes low flush wc, pedestal wash hand basin, bath with mixer taps and shower attachment, mains power shower. Walls 100% tiled and floor tiled, downlighters.

