

Exterior: Front and rear gardens laid in lawn with a number of mature shrubs. Rear boundaries are defined by high fencing and laurel hedging. Tarmac driveway provides ample off road parking.

Detached Garage: 21'11" x 11'1" Roller shutter door and pedestrian access door. Power points and lighting.



P. McDermott

PROPERTY & MORTGAGES



**75 MAIN STREET,
FEENY BT47 4TD**

This beautiful residence enjoys a prominent and convenient location within the village of Feeny. It is finished to a very high standard internally and extends to approximately 2,175 sq.ft, which includes four well proportioned bedrooms including master with en-suite, two receptions, open plan kitchen and dining and an office / study. It would be the perfect buy for the growing family and those that may be working from home. It is also only 20 minutes commute from Derry and offers easy access to the new A6 road network which will make it a very convenient location for those working further afield.

Additional Features:

- High quality detached home on a prominent site.
- 4 Bedroom, 3 Receptions, 3 Bathrooms.
- Detached garage
- Oil fired Heating
- Upvc Double glazed windows.
- Within easy walking distance of all local amenities

PRICE: OFFERS AROUND £209,950

VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages

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

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.

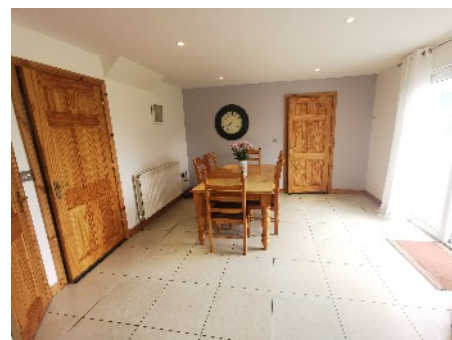
Entrance Hall: Bright spacious entrance hall, upvc front door and sidelight, tiled floor.

Living Room: 13' x 12' 4" Feature open fire with ornate surround, cast iron inset and tiled hearth, TV points, vertical blinds and solid oak floor.

Lounge: 14'6"x 13' Feature open fire with marble (resin) surround, cast iron inset, tiled hearth, vertical blinds, TV point and solid oak floor.



Kitchen/Dining: 24'5" x 10'4" Excellent range of solid oak eye and low level fitted kitchen units incorporating one and a half stainless steel sink with mixer taps, 'Baumatic' electric hob, 'Beko' electric oven, 'LG' fridge freezer, 'Sharp' dishwasher, downlighters, pelmet above kitchen window, patio doors leading to rear garden, vertical blinds and tiled floor.



Utility Room: 10'9" x 8'9" Range of eye and low level solid oak fitted kitchen units, stainless steel sink with mixer taps, plumbed for washing machine, tiled splashback, tiled floor, upvc back door and cloaks.

WC & Shower: 9'8" x 6'1" Low flush wc, wash hand basin, fully tiled shower enclosure, electric shower, tiled splashback and tiled floor.

Study/Office: 8'11" x 5'9" Solid oak floor, vertical blinds, office fitted with high level power points, TV point and computer points to suit desk levels.

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

Master Bedroom: 14'7" x 13'1" Excellent range of fitted sliderobes, carpet, vertical blinds.

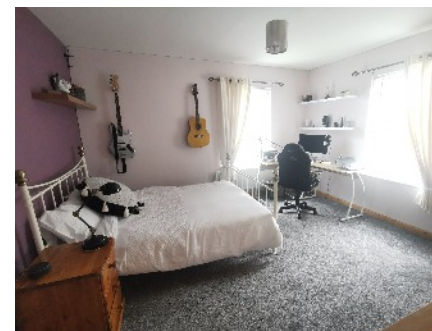
En Suite: 9'2" x 6'8" Low flush wc, pedestal wash hand basin, fully tiled shower enclosure, electric shower and tiled floor.



Bedroom 2: 13' x 12' 4" Carpets, vertical blinds.

Bedroom 3: 12'8" x 8'9" Carpets, vertical blinds.

Bedroom 4: 10'5" x 10'4" Carpet and vertical blinds.



Main Bathroom: 13'8" x 6' Suite includes low flush wc, wash hand basin, fully tiled shower enclosure, electric shower, bath with mixer taps and shower attachment, tiled splash back and tiled floor.

