

**Exterior:** Front and side garden planted with mature shrubs, rear yard has a paved patio area and spacious out door entertaining area laid with artificial grass. Boundaries at the front are defined by a garden wall and to the rear by high timber open boarded fencing.

**Detached Garage:** 16' x 15'8 Roller shutter door, power points and lighting.



**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



**125 PRIORY ROAD,  
DUNGIVEN BT47 4LR**

We are delighted to bring to the market this superb home centrally located within Dungiven town and within easy walking distance of all local amenities including shops, schools, churches, health centre and sports centres. Accommodation offers 3 bedrooms, 2 receptions and 2 bathrooms and is finished to a high standard. This home will appeal to first time buyers, work from home professionals and young families. Once you step inside you cant fail to be impressed by the stylish décor and attention to detail. Don't miss out, arrange a viewing today.

***Additional Features:***

- Superb Townhouse with 3 Bedrooms, 2 Receptions and 2 Bathrooms
- Open Plan Kitchen and Dining Area
- Fitted Kitchen with a Range of Integrated Appliances
- Dual Heating, Oil Fired and Solid Fuel Back Boiler
- uPVC Cherry Oak Double Glazed Windows
- Large Detached Garage
- All blinds and carpets included

**PRICE: OFFERS AROUND £134,950**  
**VIEWING: BY APPOINTMENT**

**P. McDermott Property & Mortgages**

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- Entrance Porch:** Double hardwood front doors, tiled floor. Wall lights.
- Entrance Hall:** Bright spacious entrance hall, laminate wooden floor. Storage under stairs.
- Lounge:** 11'9 x 11'7 Feature open fire with cast iron surround, tiled hearth and solid fuel back boiler, TV points, laminate wooden floor, horizontal blinds, french doors leading to kitchen and dining area.
- Living Room:** 16'2 x 8'8 Spacious living area with feature bay window, ornate fireplace surround and tiled hearth. Feature 'Stanley' wood burning stove with fire surround and tiled hearth.



- Kitchen:** 11'4 x 9'3 Excellent range of eye and low level fitted kitchen units in a contemporary style finish incorporating 1½ bowl stainless steel sink with mixer taps, 'Ignis' electric hob and oven, 'Ignis' integrated fridge freezer, 'Ignis' integrated dishwasher. Horizontal blinds, walls tiled between kitchen units, floor tiled.

- Dining Area:** 10'11 x 7'8 Laminate wooden floor, french doors leading to lounge area.



- Utility Room:** 9'4 x 8'3 Range of matching eye and low level fitted kitchen units, plumbed for washing machine, walls tiled between kitchen units, floor tiled, uPVC back door, Horizontal blinds.

- Shower Room:** 7'8 x 6'2 Low flush wc, pedestal wash hand basin with splash back, fully tiled shower enclosure with mains shower, tiled floor, horizontal blinds.

- 1<sup>st</sup> Floor:** Carpet to stairs and landing, shelved hot press.

- Master Bedroom:** 13'4 x 11'6 Carpet. Horizontal blinds.



- Bedroom 2:** 11'3 x 10'3 Carpet. Horizontal blinds.

- Bedroom 3:** 8'5 x 7'2 Carpet. Horizontal blinds. Built-in wardrobe.



- Bathroom:** 9'4 x 5'5 Suite includes low flush wc, pedestal wash hand basin with mixer taps, fully tiled shower enclosure with electric shower, bath with mixer taps and shower attachment. Walls tiled and floor tiled.

