

**Exterior:** Garden area to the front laid in lawn, parking to the front. Rear garden also laid in lawn with concrete yard.  
10' x 6' garden shed, exterior lights and outside tap. Boundaries are defined by high wall to the rear which offers excellent privacy.



# P. McDermott

## PROPERTY & MORTGAGES



**3 THE OLD SCHOOL LANE,  
DERNAFLAW BT47 4FJ**

Beautifully presented and finished to a high standard throughout, this spacious semi detached three bedroom home is located in the very popular Dernaflaw area of Dungiven. Having only been constructed in 2020 it's quality of finish and décor reflects the modern contemporary style which is so much in demand currently. Accommodation includes three double bedrooms, three bathrooms, reception and open plan kitchen / dining area and utility space. It is located close to the local primary school and also offers easy access to the new A6 road network which is soon to open.

**Additional Features:**

- Three Double bedrooms and three bathrooms
- High quality internal specification
- Only recently built in 2020
- Oil fired heating
- Upvc double glazed windows
- All integrated appliances included
- All blinds and floor coverings included
- Beautiful contemporary style kitchen
- Concrete floors (Bison Precast Slabs)

**PRICE: OFFERS AROUND £149,950**

**VIEWING: BY APPOINTMENT THROUGH AGENT**

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**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, composite front door and sidelight, horizontal blinds, tiled floor, telephone point, cloaks, recessed downlighters and composite back door.

**Living Room:** 13'8" x 11'8" Laminate wooden floor, TV and sky points, horizontal blinds.



**Kitchen/Dining:** 13'7" x 11'5" Excellent range of eye and low level fitted kitchen units in a modern contemporary style finish with 1 ½ bowl stainless steel sink with mixer taps, 'Belling' electric hob, 'Hotpoint' oven, integrated fridge freezer, 'Hotpoint' integrated dishwasher, mirrored splashback between eye and low level kitchen units, tiled floor, roller blinds, recessed downlighters, under-unit lighting.



**Utility Room:** 8'9" x 7'11" Range of units matching kitchen units, stainless steel sink with mixer taps, plumbed for washing machine, tiled floor.

**Ground Floor WC:** 7'11" x 3'10" Low flush wc, wash hand basin with vanity unit and tiled splashback, tiled floor and horizontal blinds.

**1st Floor Landing:** Carpet to stairs and landing, walk-in hotpress.

**Master Bedroom:** 12'3" x 10'8" Range of fitted mirrored sliderobes, laminate wooden floor, horizontal blinds and TV point.



**En Suite:** 8'6" x 3'1" Low flush wc, wash hand basin with vanity unit, fully tiled shower enclosure with bi-fold glazed door and mains power shower, tiled floor and horizontal blinds.

**Bedroom 2:** 10'11" x 10'8" Range of fitted mirrored sliderobes, TV points, laminate wooden floor and horizontal blinds.

**Bedroom 3:** 13'4" x 11'8" Laminate wooden floor and horizontal blinds.



**Main Bathroom:** 1'8" x 6'3" Suite includes low flush wc, wash hand basin with vanity unit, bath with tiled splash back, fully tiled shower enclosure with glazed shower door and mains power shower, tiled floor and roller blind.

