

**Exterior:**

Garden to the front planted with mature shrubs and boundary formed by garden wall. Private enclosed rear yard with high boundary wall providing excellent privacy. Outhouse with electric points.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 65   D    |
| 39-54 | E             | 54   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

# P. McDermott

## PROPERTY & MORTGAGES



**164 SAWEL PLACE,  
DUNGIVEN BT47 4LH**

This is an excellent three bedroom family home tucked away in the quiet cul-de-sac which is Sawel Place. The property has been extremely well maintained both internally and externally and would be the perfect buy for either a family, a first time buyer or an investor. It offers affordable accommodation in a location which is within easy walking distance of all local amenities including shops, schools, health centre's, and public transport links.

**Additional Features:**

- Excellent Mid-Terrace Townhouse
- Immaculately Presented Both Internally and Externally
- 3 Bedrooms, 2 Bathrooms, 2 Receptions
- Oil Fired Heating
- Cherry Oak uPVC Double Glazed Windows
- Convenient Location, Within Easy Walking Distance of all Local Amenities

**PRICE: OFFERS AROUND £105,000**

**VIEWING: BY APPOINTMENT THROUGH AGENT**

**P. McDermott Property & Mortgages**

130 Main Street | Dungiven | Co. Derry BT47 4LG  
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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 hallway. Cherry oak uPVC front door and sidelights, floor is part tiled and part oak laminate, storage under stairs.

**Living Room:** 16' x 8'8 Feature open fire with tiled insert and tiled hearth, bay window with vertical blinds, laminate oak flooring, coving to ceiling, TV points.



**Kitchen/Dining:** 23'3 x 11'3 Spacious open plan kitchen and living area. Range of eye and low level fitted oak kitchen units with 'Belling' electric hob, 'Hotpoint' double electric oven, 'Beko' fridge freezer, stainless steel sink with mixer taps and water filter. Walls tiled between kitchen units and tiled floor in kitchen area. Multi fuel stove in living area, TV points, laminate oak flooring. Vertical blinds.



**Rear Porch:** 7'3 x 5'9 uPVC back door, tiled floor, 'Beko' washing machine, 'Beko' tumble dryer.

**Ground Floor WC:** 5'9 x 3'7 Low flush wc, pedestal wash hand basin, tiled floor and tiled splashback.

**1<sup>st</sup> Floor Landing:** Carpet to stairs and landing. Shelved hot press.

**Master Bedroom:** 13'5 x 11'4 Range of fitted wardrobe furniture, carpet, vertical blinds.



**Bedroom 2:** 11' x 8'9 Built-in wardrobe, vertical blinds, carpet.



**Bedroom 3:** 11'8 x 5'4 Built-in wardrobe, vertical blinds, carpet.



**Bathroom:** 9'3 x 5'5 Suite includes low flush wc, pedestal wash hand basin, bath and electric shower. Walls fully tiled, floor tiled. Roller blind.

