

**Exterior:** Front garden area is fully paved for low maintenance and garden wall forms boundary. Private and enclosed rear yard with access from the rear. Detached outhouse/shed/ uPVC fascia and soffit and seamless guttering.



# P. McDermott

## PROPERTY & MORTGAGES



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

Excellent end terrace property finished in a modern style and really well presented both internally and externally. It offers a very convenient location to the town centre and is within easy walking distance of all local amenities including shops, schools, health centres, churches and public transport routes. Perfect for the owner occupier or investor.

### Additional Features:

- Beautifully Presented 3 Bedroom End Terrace
- Oil Fired Heating
- uPVC Double Glazed Windows
- uPVC Front and Back Door
- Newly Decorated and Carpeted
- Excellent Private Rear Yard
- Convenient Location to all Local Amenities

**PRICE: OFFERS AROUND £119,500**

**VIEWING: BY APPOINTMENT THROUGH AGENT**

**P. McDermott Property & Mortgages**

130 Main Street | Dungiven | Co. Derry BT47 4LG  
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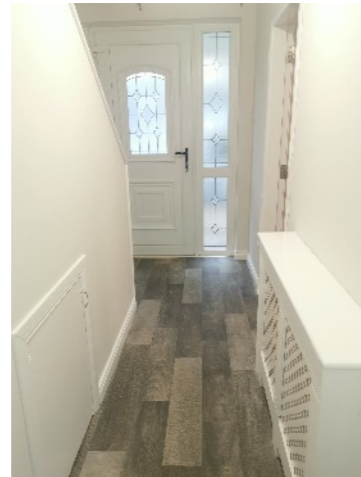
PROPERTY & MORTGAGES

### 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 hall, uPVC front door and sidelight, cushion flooring, storage under stairs, telephone point.

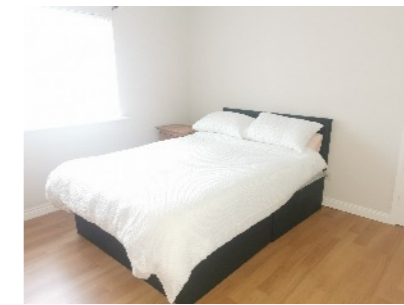


**1st Floor Landing:** Shelved hot press, carpet to stairs and landing.

**Bedroom 1:** 13'5 x 11'3 Laminate wooden floor, vertical blinds.



**Bedroom 2:** 10'11 x 10'4 Laminate wooden floor, vertical blinds.



**Living Room:** 16' x 10'4 Feature open fire with tiled inset and tiled hearth. Bay window, vertical blinds, laminate wooden floor.



**Bedroom 3:** 11'9 x 7'2 Laminate wooden floor, vertical blinds. Built-in wardrobe.



**Kitchen/Dining:** 23'1 x 11'3 Excellent range of eye and low level fitted kitchen units, stainless steel single drainer sink with mixer taps, free standing 4 ring electric cooker, tumbler drier, 'Beko' dishwasher, 'Beko' washing machine, floor tiled, walls tiled between kitchen units.



**Bathroom:** 8'11 x 5'5 Suite includes low flush wc, wash hand basin with mixertaps and floating vanity unit, fitted bathroom cabinet, heated towel rail, spacious walk in double shower with low level tray and electric shower and glazed shower panels. Walls part tiled, floor tiled.

