

4 Beech Road, Gortnaghey BT47 4QB

Exterior: Spacious site with large garden to the front laid in lawn. Spacious yard to the rear with panoramic views over the surrounding countryside. uPVC fascia and soffit.



P. McDermott

PROPERTY & MORTGAGES



**4 BEECH ROAD,
GORTNAGHEY BT47 4QB**

Large attractive detached chalet bungalow situated on a spacious plot in the village of Gortnaghey just a short drive from both Dungiven and Limavady and only 20 minutes from Derry. This property boasts 5 bedrooms, 2 bathrooms, open plan living and dining area, kitchen and utility.

It also has an integral garage, large garden area to the front and spacious rear yard to the rear. With panoramic views of the surrounding countryside and Roe valley, this property is sure to attract significant interest.

Arrange your viewing early to avoid disappointment.

Additional Features:

- 5 bedroom detached family home
- Oil fired heating
- Upvc double glazed windows.
- Situated on a large plot
- Integral garage
- Fantastic views of the Roe Valley

PRICE: OFFERS AROUND £214,500

VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages

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Entrance Hall: Bright spacious entrance hall, uPVC front door and sidelight, laminate wooden floor, decorative coving to ceiling, shelved hotpress, down lighters, cloaks.

Living Room: 13'11" x 13'4". Feature multi fuel stove with back boiler, tiled inset and tiled surround, T.V points, carpets, decorative coving to ceiling, vertical blinds to bay window.



Dining Area: 10'11" x 10'2". Laminate wooden floor, French doors leading to kitchen area with patio doors leading to rear patio and yard.



Kitchen: 19'7" x 14'6" (at widest points). Range of eye and low level fitted kitchen units incorporating 'Baumatic' 5 ring gas hob, 'Hotpoint' electric double oven, stainless steel extractor fan, 1.5 bowl stainless steel sink with mixer taps, walls tiled between kitchen units, downlighters, floor part laminated, part tiled, 'LG' American style fridge freezer, dishwasher.



Utility Room: 8'8" x 5'10". Low level fitted kitchen units with stainless steel sink, mixer taps and plumbed for washing matching, tiled splashback, tiled floor, uPVC back door.

Master Bedroom: 10'8" x 9'7" TV points, vertical blinds, laminate wooden floor and range of fitted sliderobes.



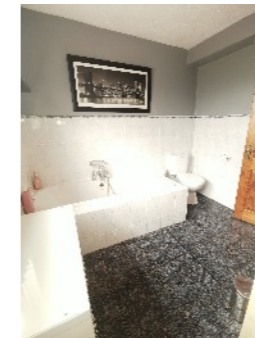
Ensuite: 6'9" x 5'6" Low flush w.c., pedestal wash hand basin, electric shower, walls part tiled, floor tiled.

Bedroom 2: 11'5" x 10' TV points, vertical blinds, range of fitted sliderobes.



Bedroom 3: 9'11" x 9'10" Laminate wooden floor, t.v. points, vertical blinds.

Main Bathroom: 9'9" x 8'8" Suite includes low flush w.c., wash hand basin with vanity unit, bath with mixer taps and shower attachment, electric shower, walls half tiled, floor tiled, heated towel rail, downlighters.



First floor: Carpet to stairs and landing, walk-in storage or office area.

Bedroom 4: 10'6" x 9'3" Built-in wardrobes, laminate wooden floor, t.v. point.

Bedroom 5: 11'11" x 9'5" Built-in wardrobes, laminate wooden floor, t.v. Points and lighting. Roller shutter door.