

99 Priory Road, Dungiven BT47 4LR

Exterior: Front garden is currently hard landscaped with garden wall fence forming boundary. Two outhouses / sheds.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	50 E	
21-38	F		
1-20	G		

P. McDermott

PROPERTY & MORTGAGES



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

Excellent 3 bedroom mid-terrace home located in the very popular Priory Rd area. It has been very well maintained by the current owners and is sure to attract young families and investors alike. It is within easy walking distance of all local amenities including shops, schools, sports facilities and health centres. It has recently been freshened up and is ready for immediate occupation. Make an appointment to view right away to avoid disappointment.

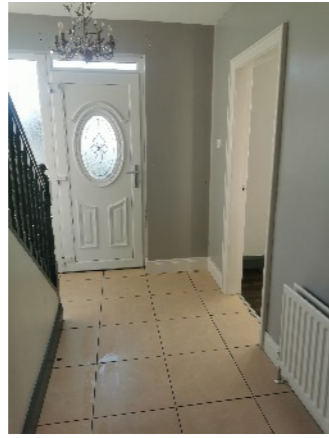
Additional Features:

- 3 bedroom mid-terrace family home.
- Private and secure back yard.
- Close to all local amenities.
- Oil fired heating.
- Upvc double glazed windows.

PRICE: OFFERS AROUND £107,500
VIEWING: BY APPOINTMENT THROUGH AGENT

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, upvc front door and sidelight, tiled floor and storage under stairs.



Living Room: 13' 9" x 11' 9" Feature open fire with cast iron inset and tiled hearth, TV points, vertical blinds and laminate wooden floor.



Kitchen/Dining: 20' 1" x 11' 6" Range of eye and low level fitted kitchen units, with stainless steel sink with mixer taps, freestanding electric cooker, 'Beko' washing machine, downlighters, walls tiled between kitchen units, floor tiled, vertical blinds and upvc back door.



1st Floor Landing: Carpet to stairs and landing.

Master Bedroom: 13' 7" x 13' Laminate wooden floor, built in wardrobe and vertical blinds.

Bedroom 2: 16' 2" x 8' 10" Carpet to floor and built in wardrobes.



Bedroom 3: 9' 8" x 8' 2" Laminate wooden floor and built in wardrobe.

Bathroom: 8' 11" x 5' 7" Suite includes low flush WC, pedestal wash hand basin, bath with electric shower above and glazed shower screen. Walls fully tiled and floor tiled.

