

1 Benview Manor, Dungiven BT47 4FP

Exterior: Lawn all laid in grass, tarmac driveway, boundaries formed by garden wall, wrought iron black railings and high timber fencing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

P. McDermott

PROPERTY & MORTGAGES



**1 BENVIEW MANOR,
DUNGIVEN BT47 4FP**

Beautiful 4 bedroom family home located on the edge of Dungiven town enjoying the close proximity of all local amenities but also on the edge of the countryside. This fantastic property is just 3 years old and has an extremely high quality finish and an abundance of natural light throughout. This is the perfect home for young professionals or the growing family who want a modern contemporary style home with well proportioned and laid out living accommodation.

Additional Features:

- Large detached family home
- Beautiful ground floor reception and open plan kitchen / dining area
- 4 Spacious bedrooms (Master with en-suite)
- 3 Bathrooms (downstairs WC, family bathroom & en-suite)
- Property is only 3 years old and has a B rating of 83 for Energy efficiency
- Only 50 minutes from Belfast and 20 minutes from Derry
- Tarmac driveway and gardens laid in lawn
- Slate grey upvc triple glazed windows
- Gas central heating

PRICE: OFFERS OVER £239,950

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. Composite front door and side light. Tiled floor, storage under stairs.

Living Room: 21' x 12'9 Feature wood burning stove with granite hearth, laminate wooden floors, Sky and TV points. Fitted blinds.



Kitchen/Dining: 21' x 12'8 Excellent range of eye and low level fitted kitchen units in a modern contemporary style finish. 'Candy' electric hob and oven, 'Candy' integrated dishwasher and 'Candy' integrated fridge freezer. 1½ bowl stainless steel sink with mixer taps. Walls tiled between kitchen units, floor tiled. Down lighters. Patio doors leading to rear garden and patio area.



Utility Room: 7' x 5'5 Low level fitted kitchen units, stainless steel single drainer sink with mixer taps, plumbed for washing machine, tiled floor, uPVC back door.



Ground Floor WC: 5'7 X 3' Low flush WC, wash hand basin with vanity unit, heated towel rail, tiled floor.

1st Floor Landing: Carpet to stairs and landing.

Master Bedroom: 11'11 x 11'10 Laminate wooden floor, TV points. Walk in wardrobe/dressing room.



En Suite: 7'11 x 7'11 (at widest point) Low flush wc, wash hand basin with floating vanity unit, large double size shower enclosure with mains power shower and glazed shower screen. Tiled floor, down lighters. Heated towel rail.



Bedroom 2: 12'2 x 8'10 Laminate wooden floor. Fitted roller blinds.

Bedroom 3: 12'9 x 10'5 Laminate wooden floor. Fitted roller blinds.

Bedroom 4: 12'11 x 10'7 Laminate wooden floor. Fitted roller blinds.



Main Bathroom: 7'8 x 8'5 Low flush wc, wash hand basin with floating vanity unit, free standing bath with mixer taps. Mains power shower with glazed shower enclosure, heated towel rail, tiled floor.

