

97 Main Street, Dungiven BT47 4LE

Exterior: Rear yard gravelled with garden area laid in lawn. Shed/lean to provides storage.

Shed: 13' x 9' Lighting.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	66 D
39-54	E		
21-38	F		
1-20	G		

P. McDermott

PROPERTY & MORTGAGES



**97 MAIN STREET,
DUNGIVEN BT47 4LE**

A great opportunity to purchase a Main street property in Dungiven which has potential both as residential home or to be converted for commercial use as office or retail space. It is in need of significant modernization and some TLC. It benefits from oil fired central heating and upvc double glazed windows and accommodation comprises of 3 bedrooms, 1 reception and 2 bathrooms.

It also has a large yard to the rear with 2 sheds. This is accessed from Dungiven main street by a right of way of on a shared entrance.

Additional Features:

- 3 Bedroom mid terrace property
- Oil fired central heating
- Upvc double glazed windows
- Rear yard provides off street parking
- Investment opportunity

PRICE: OFFERS AROUND £95,000

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

Living Room: 11'2 x 9'7 Cushion flooring.



Kitchen/Dining: 13'9 x 22'2 (at widest point) Range of eye and low level fitted kitchen units incorporating stainless steel single drainer sink with mixer taps and 4 ring gas cooker with gas oven, feature open fire, TV points, cloaks, walls part tiled, floor tiled, uPVC back door.



WC: 5' x 3'2 Low flush wc, wash hand basin, tiled floor.

1st Floor: Carpet to stairs and landing. Built in storage.

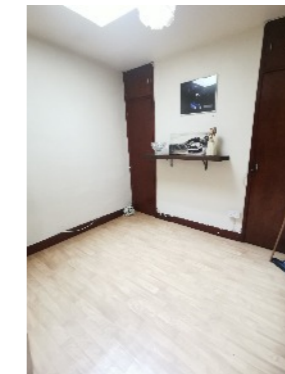
Bedroom 1: 15'1 x 9'6 Feature open fire. Carpet. Decorative coving to ceiling.



Bedroom 2: 8'10 x 7'8 Cushion flooring.



Bedroom 3: 12'9 x 8'2 Cushion Flooring.



Bathroom: 11'4 x 6'4 Low flush wc, pedestal wash hand basin, low level access shower with electric shower unit, hot press, walls tiled.

