

Exterior: Gravel driveway provides ample off-road parking. Front and rear gardens laid in lawn.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	66 D
39-54	E		
21-38	F		
1-20	G		

P. McDermott

PROPERTY & MORTGAGES



**21 THE ARCHES,
DUNGIVEN BT47 4UL**

A very attractive detached four bedroom family home located on the edge of Dungiven in a development within easy walking distance of all local amenities including, shops, schools, health centre's, churches, sports facilities and public transport links. The property has been very well presented and cared for by the current owners and well proportioned rooms along with it's location will tick many boxes for those in search of flexible family accommodation. It is only a few minutes from the new A6 road network which offers much improved links to Derry, Donegal, Belfast and other parts of the province.

Additional Features:

- Excellent detached 4 bedroom home
- Upvc double glazed windows
- Oil fired central heating
- Private gravel driveway
- Gardens to both front and rear

PRICE: OFFER AROUND £209,500

VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages

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Entrance Hall: uPVC front door with side lights. Tiled floor.



Living Room: 12' x 14'8 (at widest point) Marble fire place with cast iron inset and tiled hearth. Hard wood floor. Vertical blinds.



Lounge: 11'11 x 16'2 (at widest point) Feature open fire with tiled inset and tiled hearth. Hard wood floor, TV point, vertical blinds.



Kitchen/Dining: 11'11 x 19'6 Range of eye and low level fitted kitchen units in a solid oak finish. 1 1/2 bowl stainless steel sink with mixer taps. 'Rangemaster' gas and oven, integrated fridge and freezer, integrated dishwasher. Patio doors leading to the back garden. Tiled floor.



Utility Room: 8'10 x 8'7 Single drainer stainless steel sink with mixer taps, cupboard under sink. uPVC back door. Tiled floor.

Ground Floor WC: 2'10 x 8'10 Low flush wc, pedestal wash hand basin, tiled floor.

1st Floor Landing: Carpet to stairs and landing. Shelved hot press.

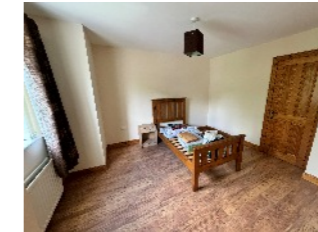
Bedroom 1: 12' x 8'4 Carpet to floor. Vertical blinds.



Bedroom 2: 11'11 x 11'05 Built in wardrobe. Carpet to floor. Vertical blinds.

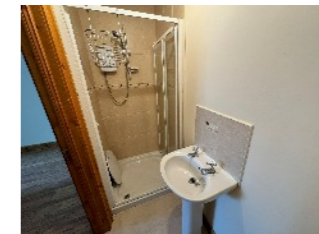
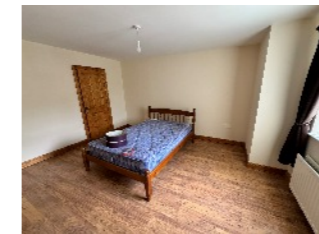


Bedroom 3: 12'05 x 12'01 Built in wardrobe. Laminate wooden floor. Vertical blinds.



Bedroom 4: 15' x 11'11 Laminate wooden floor. Vertical blinds.

En Suite: 8' x 2'11 Low flush wc, pedestal wash hand basin with tiled splash back. Electric shower with fully tiled shower cubicle. Tiled floor.



Main Bathroom: 8'03 x 7'08 Suite includes low flush wc, wash hand basin with vanity unit, bath and electric shower with fully tiled shower cubicle. Tiled floor.

