

157 Sawel Place, Dungiven BT47 4LH

**Exterior:** Beautiful garden area to the rear with mature shrubs and beds. Boundaries formed by garden fencing.



# P. McDermott

## PROPERTY & MORTGAGES



**157 SAWEL PLACE,  
DUNGIVEN BT47 4LH**

This beautiful mid terrace property is located in Sawel Place in the centre of Dungiven and within easy walking distance of all local amenities including shops, churches, schools, public transport links etc.. Finished to a very high standard throughout, this lovely home boasts 3 bedrooms, 2 bathrooms and both a large living room and kitchen/dining area.

To the rear it has a large spacious garden area which is beautifully landscaped and includes many mature shrubs and beds and has fantastic views over the surrounding countryside.

### **Additional Features:**

- Beautiful mid-terrace home finished to a high standard
- Cherry oak uPVC double glazed windows and doors
- Oil fired heating
- Oak doors, skirting & architrave
- Fantastic rear garden

**PRICE: OFFER OVER £129,950**

**VIEWING: BY APPOINTMENT THROUGH AGENT**

**P. McDermott Property & Mortgages**

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**Porch:** 6'3 x 6'2 uPVC front door and side lights. Roller blinds, tiled floor.

**Entrance Hall:** Tiled floor, storage under stairs.

**Living Room:** 20'3 x 11'6 Feature open fire with stone surround and tiled hearth, semi solid wooden floor, TV points, vertical blinds.



**Kitchen/Dining:** 16'3 x 11' Excellent range of eye and low level fitted kitchen units incorporating 1/12 bowl stainless steel sink with mixer taps, 'Ignis' electric hob and 'Hotpoint' electric oven, 'Bosch' fridge freezer, walls tiled between kitchen units and cushion flooring, horizontal blinds.



**Utility Room:** 5'1 x 4'4 'Hotpoint' washer/drier, cushion flooring, uPVC back door, vertical blinds.

**Ground Floor WC:** 6'7 x 5'6 Low flush wc, pedestal wash hand basin, built in storage, roller blind and lino to floor.



**1<sup>st</sup> Floor Landing:** Carpet to stairs and landing.

**Bedroom 1:** 10'9 x 8'8 Range of built in mirrored slide robes, TV point, vertical blinds, laminate wooden floor.



**Bedroom 2:** 12' x 9'1 Range of built in bedroom furniture, vertical blinds and laminate wooden floor.



**Bedroom 3:** 10'11 x 8'2 Range of built in bedroom furniture, vertical blinds, TV point, laminate wooden floor.



**Bathroom:** 8'12 x 8'2 Suite includes low flush wc, wash hand basin with vanity unit, large double size walk-in shower with glazed enclosure. Heated towel rail, shelved hot press, lino to floor, down lighters.

