

1 Dernaflaw Cottages, Dungiven BT47 4PP

Exterior: Front garden laid in lawn with beds and mature shrubs.

Rear: Concrete back yard, outside tap, boundaries formed by garden fencing and walls. uPVC Fascia and Soffit.

Garage: 22'4 x 16'3 Double detached garage with 2 roller shutter doors and a pedestrian access door. Electric lights and power points. Attic is boarded for storage.

Storage: 18'6 x 9'11 Laminate wooden floor, uPVC pedestrian access door.

Car Port: Spacious car port area can accommodate three cars.



P. McDermott

PROPERTY & MORTGAGES



1 DERNAFLAW COTTAGES, DUNGIVEN BT47 4PP

An excellent opportunity to purchase this fantastic 3 bedroom semi detached bungalow located just outside Dungiven which is sure to create strong interest within the local property market. This home has in recent years benefited from a wrap around extension which has provided a sun room, larger kitchen/dining area and utility room. The property occupies a generous plot with beautiful landscaped garden to the front, a double garage and a carport to accommodate three cars at the rear. All this is set within a quiet development located approximately 1.5 miles from Dungiven town and only a few minutes from the new A6 road network and twenty minutes commute from Derry city. We anticipate a strong demand from a wide range of purchasers and as such highly recommend an early viewing to avoid missing out.

Additional Features:

- Three bedrooms and two receptions
- Oil fired heating
- Upvc double glazed windows
- Beautiful garden area
- Detached double garage
- Large carport for 3 cars

PRICE: OFFER AROUND £149,500

VIEWING: BY APPOINTMENT THROUGH AGENT

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Entrance Hall: uPVC front door, laminate wooden floor.

Living Room: 15'3 x 10'11 Feature open fire with back boiler, tiled inset and tiled hearth. Laminate wooden floor, TV point.



Kitchen/Dining: 17'7 x 8'11 Excellent range of eye and low level fitted kitchen units incorporating 1½ bowl stainless steel sink with mixer taps, 'Zanussi' electric cooker with double oven, 'Beko' fridge freezer.



Dining Area: 10'9 x 8'9 Tiled floor, uPVC back door.

Sun Room: 13'10 x 11' Vaulted ceiling with exposed beams, patio doors leading from sun room to dining room, TV points, integrated blinds, tiled floor, wood burning stove.



Utility Room: 9'6 x 5'8 Range of fitted kitchen units with stainless steel single drainer sink with mixer taps, plumbed for washing machine. Tiled splash back, tiled floor, uPVC back door.

WC: 9'4 x 2'6 Low flush wc, electric shower, walls fully tiled, floor tiled.

Bedroom 1: 11'4 x 7'10 Range of fitted bedroom furniture, Laminate wooden floor, vertical blinds.



Bedroom 2: 12'1 x 9'10 Laminate wooden floor, TV point, vertical blinds.



Bedroom 3: 9' x 7'2 Built in wardrobe, laminate wooden floor, horizontal blinds.



Main Bathroom: 6'1 x 5'8 Suite includes low flush wc, pedestal wash hand basin, electric shower with glazed shower enclosure, walls part tiled and floor tiled.

