

**Exterior:** Front garden area laid in lawn and tarmac driveway offers ample off-road parking. Concrete rear yard and the ability to drive around the whole property. Raised garden area to the rear and side.



**P. McDermott**

PROPERTY & MORTGAGES

**IMPORTANT INFORMATION**

We endeavour to make our sales details accurate but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representations or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

**P. McDermott**  
PROPERTY & MORTGAGES



**21 TIREIGHTER ROAD,  
PARK, BT47 4BD**

Nestling in a picturesque location on the outskirts of the village of Park, this well presented detached bungalow enjoys a spacious site and beautiful views of the surrounding Sperrins including Sawel, the highest peak within the Sperrin range. It is ideally situated just 10 minutes from Claudy and 20 minutes from Derry city. It offers flexible accommodation of either 3 bedrooms and 2 receptions or 4 bedrooms and 1 reception. It has in recent years been fully modernized and is ready to just walk into. It is sure to appeal to a range of purchasers from first time buyers to families looking to upsize, or possibly those looking to leave the city behind and relocate to a peaceful countryside location.

**Additional Features:**

- Fantastic rural location within an easy commute of Derry city
- 4 bedrooms, 1 reception, 2 bathrooms
- Spacious site with extensive driveway and yard area.
- Large open plan kitchen/ dining area
- Oil fired heating
- UPVC double glazed windows

**PRICE: OFFERS AROUND £219,950**

**VIEWING: BY APPOINTMENT THROUGH AGENT**

**P. McDermott Property & Mortgages**

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**Entrance Hall:** Bright spacious entrance hall with uPVC front door and sidelight. Shelved hot press, tiled floor.



**Living Room:** 14'10 x 14' Feature open fire with tiled hearth, TV points, laminate wooden floor, roller blind.



**Kitchen/Dining Area:** 21'3 x 10'9 Excellent range of eye and low level fitted kitchen units in a 'shaker' style finish, incorporating 1½ bowl stainless steel sink with mixer taps, 5 ring gas hob and 'Hotpoint' electric oven, walls tiled between kitchen units, laminate wooden floor. Roller blinds.



**Utility Room:** 11'8 x 9'2 Stainless steel sink with mixer taps, eye and low level fitted units, plumbed for washing machine, 'Hotpoint' fridge freezer, laminate wooden floor and uPVC back door. Cloaks.



**Shower Room/WC:** 8'5 x 2'10 Low flush wc, pedestal wash hand basin, heated towel rail, electric shower with tiled enclosure and glazed bi-fold shower door. Tiled floor.

**Bedroom 1:** 9'10 x 8'5 Laminate wooden floor. Roller blind.



**Bedroom 2:** 10'9 x 13'3 Laminate wooden floor. Roller blind.



**Bedroom 3:** 11'6 x 10'2 Laminate wooden floor.



**Bathroom:** 8'5 x 8'3 Suite includes low flush wc, wash hand basin with vanity unit, large double walk-in shower with mains power shower. Heated towel rail, walls fully tiled and floor tiled.



**Bedroom 4/ Reception:** 16'1 x 9'6 Laminate wooden floor, patio doors leading to front garden area.