

Exterior: Paved front garden area with planted shrubs. Tarmac driveway leading to very large rear yard. Boundaries to the rear are formed by fencing and garden walls.



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.

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**49 GORTNAGHEY ROAD,
GORTNAGHEY BT47 4PZ**

We are delighted to welcome to the market this very well presented 3 bedroom semi detached bungalow located in the village of Gortnaghey just a few minutes from the town of Dungiven and the new A6 road network. The bright well laid out accommodation comprises of living room, kitchen/dining area, 3 bedrooms and a main bathroom. Externally there is an extremely large yard area to the side and rear, perfect for someone looking space for a shed or for work related purposes. This property is ready to move into and demand for viewing is sure to be high, so book early to avoid missing out.

Additional Features:

- Very well presented throughout
- Oil fired heating
- UPVC double glazed windows
- Large enclosed private yard

PRICE: OFFERS AROUND £135,000

VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages

130 Main Street Dungiven Co. Derry BT47 4LG
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Entrance Hall: uPVC front door, cloaks, laminate wooden floor.



Living Room: 15'5 x 10'9 Feature open fire with wooden surround and tiled hearth. Laminate wooden floors and vertical blinds.



Kitchen/Dining: 20'11 x 7'8 Excellent range of eye and low level fitted kitchen units in an oak finish with 1½ bowl stainless steel sink with mixer taps, 'Normande' electric cooker, 'Hoover' washing machine, 'Tricity Bendix' dishwasher, 'Hotpoint' fridge freezer. Walls tiled between kitchen units, floor tiled. uPVC back door.



Bedroom 1: 11'5 x 7'9 Laminate wooden floor, vertical blinds.



Bedroom 2: 11'10 x 9'8 Range of fitted bedroom furniture, laminate wooden floor, vertical blinds.



Bedroom 3: 8'10 x 7'3 Laminate wooden floor, vertical blinds.

Bathroom: 5'5 x 6'2 Suite includes low flush wc, pedestal wash hand basin and electric shower. Walls fully tiled, floor tiled. Roller blind.

