

Exterior: Front garden is hard landscaped with high hedging providing excellent privacy. Private and secure rear yard with high fencing surrounding complete yard.
8' x 6' Garden shed.



P. McDermott

PROPERTY & MORTGAGES



**5 RANNYGLASS,
DUNGIVEN BT47 4NE**

This very well presented mid-terrace property is conveniently located close to shops, schools and all town amenities. Accommodation on the ground floor consists of lounge, spacious kitchen/dining area and ground floor wc. On the first floor are 3 bedrooms and main bathroom. The property also features an enclosed rear yard. It is in excellent condition and is ready for immediate occupation.
Do not delay, contact us early to arrange your viewing avoid disappointment.

Additional Features:

- Excellent Mid-Terrace Townhouse
- 3 Bedrooms, 2 Bathrooms
- Excellent Quality Finish
- uPVC Double Glazed Windows
- uPVC Front and Back Doors
- Oil Fired Heating
- uPVC Fascia and Soffitt

PRICE: OFFERS AROUND £117,500

VIEWING: BY APPOINTMENT THROUGH AGENT

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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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Entrance Hall: uPVC front door, porcelain tiles to floor.

Living Room: 13'4 x 11'4 Feature open fire with electric inset, marble surround and granite hearth. TV points, laminate wooden floor, vertical blinds.



Kitchen/Dining: 17'7 x 11'6 Excellent range of eye and low level fitted kitchen units in a modern contemporary style finish, incorporating 1½ bowl stainless steel sink with mixer taps, 'Belling' 4 ring electric hob and 'Beko' electric oven, Porcelain tiled to floor, roller blind, storage and cloaks under stairs, down lighters.



Ground Floor WC: 5'6 x 2'4 Low flush wc, wash hand basin with mixer taps and splashback, porcelain tiles to floor.

Rear Porch: Porcelain tiles to floor and uPVC back door.

1st Floor Landing: Carpet to stairs and landing, shelved hot press, storage.

Master Bedroom: 11'4 x 10'3 Built-in wardrobe, carpet, vertical blinds.



Bedroom 2: 11'6 x 9'9 Built-in wardrobe, carpet, vertical blinds.



Bedroom 3: 8'8 x 7'3 Carpet and vertical blinds.



Bathroom: 7'5 x 6'6 Suite includes low flush wc, pedestal wash hand basin with vanity unit, bath with electric shower above and glazed shower screen. Walls partly tiled and laminate floor. Roller blind.

