



# P. McDERMOTT

## PROPERTY & MORTGAGES



**12 MAGHERABOY TERRACE,  
DUNGIVEN BT47 4RU**

Very attractive 4 bedroom end-terrace property extending to 1425 sq ft with spacious garden to the side. It is ideally located within a few minutes walking distance of all local amenities including schools, churches, shops, bus routes, sports hall etc. Accommodation also includes a downstairs bedroom with its own bathroom.

**Viewing by appointment with agent only.**

**Additional Features:**

- Oil Fired Heating
- Double Glazed Windows
- 4 Bedrooms
- 2 Bathrooms
- Spacious Garden Area

**PRICE: OFFERS AROUND £104,500**

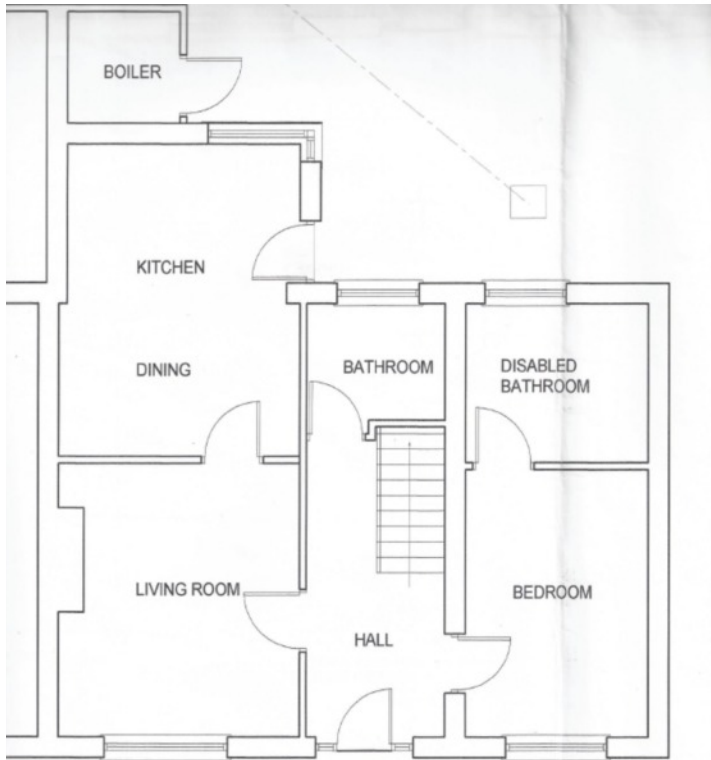
**VIEWING: BY APPOINTMENT THROUGH AGENT**

**P. McDermott Property & Mortgages**

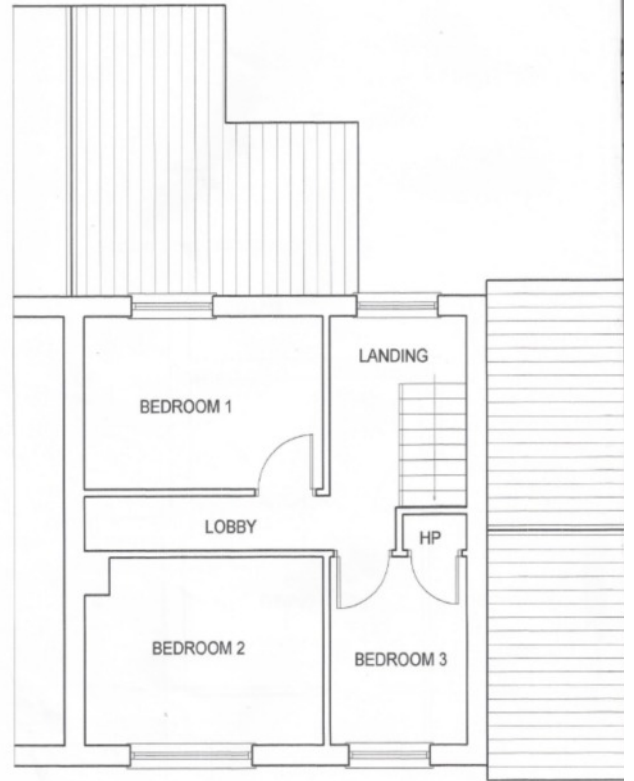
130 Main Street | Dungiven | Co. Derry BT47 4LG

Telephone: 028 7774 0100 Facsimile: 028 7774 0541

Attached are architects drawings showing ground floor and 1st floor layouts.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

	Current	Potential
<b>Very energy efficient - lower running costs</b>		
<b>A</b> 92 plus		
<b>B</b> 81-91		
<b>C</b> 69-80		74
<b>D</b> 55-68	61	
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
<b>Not energy efficient - higher running costs</b>		

**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.