



## 25 Kevin Lynch Park Dungiven, BT47 4GZ

 **3**  **2**  **1**  **D**

An excellent first time buyer or investment property located in the popular Kevin Lynch Park development.

This 3 bedroom end terrace property has been very well maintained and presented throughout. With large living and kitchen accommodation, 3 good sized bedrooms, bathroom and ensuite, this property will appeal to a wide range of purchasers.

- Very well presented home
- Well proportioned rooms
- Just off main street
- Excellent commuter location

### Offers around £110,000

#### Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.



Entrance Hall

Accessed via portico, the entrance hall is tiled with access to downstairs WC

WC

5'11" x 3'2" (1.82 x 0.97)

Tiled floor, toilet, with pedestal wash hand basin

Living room

17'3" x 13'7" (5.27 x 4.15)

Laminate wood effect flooring, open fire with wood fireplace and black hearth. Understairs storage closet and TV point

Kitchen/dining

16'11" x 10'3" (5.18 x 3.14)

Grey laminate flooring, L shape kitchen layout with white high and low level units, tiled splashback, plumbed for washing machine. Double glazed doors leading to rear garden

Master bedroom

13'8" x 8'11" (4.19 x 2.72)

Double bedroom with carpeted flooring, window blinds and ensuite

Ensuite

7'6" x 4'9" (2.31 x 1.45)

Grey laminate floor, enclosed shower cubicle with electric shower, toilet and wash hand basin

Bedroom 2

10'2" x 9'1" (3.11 x 2.78)

Carpet flooring, window blinds and built in closet storage

Bedroom 3

7'10" x 10'5" (2.39 x 3.2)

Grey carpet flooring

Bathroom

7'4" x 6'6" (2.25 x 1.99)

Vinyl grey flooring, pedestal wash hand basin, toilet and bath with splashback tile to bath and wash hand basin

Exterior

Shared parking to the front of the property, with side access leading to rear enclosed garden, with paved patio area and grassed area, accessed via rear glazed doors from dining area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.