

£225,000

FOR SALE



33 Station Road, Dungiven, BT47 4LN

- Detached Three Bedroom Bungalow
- Two First Floor Storage Rooms
- UPVC Double Glazed Windows
- Oil Fired Central Heating
- Newly Fitted Roof
- Extensive Enclosed Site
- Large Shed and Storage Units
- Renovation Project



DESCRIPTION:

This detached bungalow is set in a well established and well sought after location in Dungiven. The property offers decent accommodation which is in need of renovation throughout but has the potential to make an excellent family home. The roof has been recently replaced by the current owners.

The property is set on an extensive site with a large enclosed rear yard, offering plenty of storage to include a large shed (which could be ideal for a number of business uses including mechanic). It is within walking distance of local town amenities.

LOCATION:

Travelling up Dungiven Main Street, turn left onto Garvagh Road. At the mini-roundabout, turn left onto Station Road. Number 33 is situated a short distance along on the left hand side.

ACCOMMODATION TO INCLUDE:

Entrance Porch:

5'10" x 4'11" (1.8 x 1.5)
with tiled flooring.

Hallway

Living Room:

11'1" x 10'2" (3.4 x 3.1)
having tiled fireplace, wood effect laminate floor, bay window.

kitchen/Dining:

18'8" x 11'1" (5.7 x 3.4)
with stainless steel sink unit, range (connected to back boiler).

Bedroom (1):

9'10" x 11'1" (3.0 x 3.4)
with wood effect laminate flooring.

Bedroom (2):

8'10" x 11'1" (2.7 x 3.4)
with wood effect laminate flooring, built-in bed units.

Bedroom (3):

9'6" x 11'5" (2.9 x 3.5)
with built-in bed units.

Bathroom:

7'6" x 6'2" (2.3 x 1.9)
having fitted bath with shower attachment, pedestal wash hand basin, low flush w.c., fully tiled walls, tiled flooring.

Staircase to First Floor

Storage Room (1):

11'1" x 10'5" (3.4 x 3.2)
with built-in storage, wood effect laminate flooring.

Storage (2):

10'5" x 12'9" (3.2 x 3.9)
with access to storage, wood effect laminate flooring.

EXTERIOR FEATURES:

Garden to front of property laid in lawn and enclosed by wall.

Extensive enclosed yard to rear of property with a number of storage units. Access from front of property.

Utility Room:

12'1" x 5'6" (3.7 x 1.7)
with work bench, stainless steel sink unit. Separate W.C. with oil fired boiler.

Large Shed:

47'10" x 31'2" (14.6 x 9.5)
with work bench and shelving, power points and strip lighting.

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