

£99,950

**FOR SALE**



**57 Kevin Lynch Park, Dungiven, BT47 4GZ**

- Mid-terrace House
- Lounge/Kitchen-Dining/3 Bedrooms/3 Bathrooms
- UPVC Double Glazed Windows
- Oil Fired Central Heating (not tested)
- Street Parking to Front of Property
- Enclosed Rear Yard
- Town Centre Location
- Ideal for First Time/Investment Buyers Alike



## PUBLIC NOTICE

ADDRESS: 57 KEVIN LYNCH PARK, DUNGIVEN, BT47 4GZ

We are acting in the sale of the above property and have received an offer of £120,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

### DESCRIPTION:

We are pleased to offer this three bedroom mid-terrace home to the market. This house offers practical, well laid out family accommodation and would suit a first time buyer or investor alike. It is located in Dungiven Town centre and is within walking distance of all local amenities.

### LOCATION:

Driving down Dungiven main street, continue past the library in the middle of the town and take a left into Kevin Lynch Park. Number 57 is situated on the left hand side.

### ACCOMMODATION TO INCLUDE:

#### Entrance Hall:

5'6" x 5'2" (1.7 x 1.6)  
with tiled flooring.

#### Lounge:

18'0" x 11'9" (5.5 x 3.6)  
having wooden fireplace with tiled inset and hearth, wood effect laminate flooring.

#### Kitchen/Dining:

15'1" x 14'5" (4.6 x 4.4)  
with Walnut effect eye and low level units, matching

worktop, tiled around units, stainless steel sink unit, pelmet over window, built-in hob and oven, extractor fan with light, space for fridge/freezer, plumbed for automatic washing machine, feature wine display rack, tiled flooring, UPVC patio doors to rear yard.

#### Separate W.C.:

with low flush w.c., pedestal wash hand basin, tiled flooring.

#### Staircase to First Floor Landing:

with shelved hot-press.

#### Master Bedroom (1):

12'5" x 10'9" (3.8 x 3.3)  
with built-in wardrobe. EN-SUITE: 2.6m x 1.5m having fully tiled shower cubicle with electric shower, pedestal wash hand basin, low flush w.c., extractor fan, tiled flooring.

#### Bedroom (2):

14'9" x 10'5" (4.5 x 3.2)  
with built-in wardrobe.

#### Bedroom (3):

11'5" x 8'2" (3.5 x 2.5)

#### Bathroom:

7'6" x 6'6" (2.3 x 2.0)  
with three piece suite comprising of fitted bath with electric shower overhead, pedestal wash hand basin, low flush w.c. Also having extractor fan, part tiled walls, tiled flooring.

### EXTERIOR FEATURES:

Communal alleyway through to small enclosed paved rear yard.

### ANNUAL RATES:

£931.38 as at 26/03/2025.

**Agent:** *Daniel Henry (Limavady)*

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk

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