



P. McDERMOTT

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.



P. McDERMOTT
PROPERTY & MORTGAGES



**6 KNOCKCULLEN,
DUNGIVEN BT47 4UG**

This is a superbly appointed detached chalet bungalow located on the outskirts of Dungiven, just off the main Derry to Belfast A6 road.

It offers excellent family accommodation including 4 spacious bedrooms, 2 ½ reception rooms and 2 possible en suites. It is well located for anybody commuting to Derry, Belfast, Limavady or Coleraine and is keenly priced to reflect the current market conditions.

Additional features:

- ◆ 4 spacious Bedrooms
- ◆ 2½ Reception Rooms
- ◆ Oil Fired Heating
- ◆ Cherry Oak uPVC Double Glazed Windows
- ◆ Solid White Pine flooring throughout, imported from New England, USA
- ◆ Large Spacious Gardens and Driveway

PRICE: OFFERS AROUND £143,000
VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages

130 Main Street | Dungiven | Co. Derry BT47 4LG
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Entrance Hall: Mahogany front door and sidelight with 3 point locking system. Telephone point. Solid White Pine wooden flooring. Storage under-stairs.

Kitchen/ Dining: 20'4 x 10'2 Excellent range of eye and low level fitted kitchen units. 1½ bowl stainless steel sink with mixer taps. Integrated fridge-freezer, integrated dishwasher, electric hob & oven. Walls part tiled. Open plan dining area leads to lounge. Solid white Pine flooring.



Lounge: 12'10 x 11'6 Open plan living area just off the Kitchen/ Dining Area. Feature open fire with slate hearth and Pine surround. Feature bay window and solid white pine flooring. T.V point.



Utility Room: 10'2 x 7'3 Range of eye and low level fitted kitchen units and plumbed for washing machine. Walls tiled between kitchen units. Tiled floor. Mahogany back door.



Ground Floor W.c: 6'6 x 3'3 Low flush w.c and pedestal wash hand basin. Tiled floor.

Family Room: 16'1 x 11'8 Solid white Pine flooring. This room was originally designed as a garage and could be quite easily converted back for this use.

Boiler Store: Mahogany external door with centre light. Houses Oil fired boiler and solid white Pine flooring.

Bedroom 1: 11'2 x 10'10 Solid white Pine flooring, shelved hot-press. Carpet to stairs.

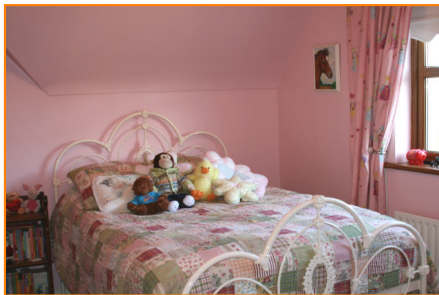
En Suite: 6'6 x 4'7 Low flush w.c, pedestal wash hand basin, electric shower with fully tiled shower cubicle. Tiled floor.

1st Floor: Gallery Landing, solid white Pine flooring. Shelved hot-press. Carpet to stairs.

Bedroom 2: 14'1 x 12'10 Solid white Pine flooring. Walk-in wardrobe which can be easily converted to an en suite (as it is wired and plumbed).

Bedroom 3: 14'3 x 11'3 Solid white Pine flooring.

Bedroom 4: 15'7 x 11'10 Solid white Pine flooring.



Bathroom: 8'10 x 5'7 3 piece bathroom suite includes low flush w.c, wash hand basin on vanity unit, panelled bath with mixer taps and shower attachment.

Exterior: Spacious tarmac driveway to front of property and large expansive garden area to rear laid in lawn with high hedging and fencing providing excellent privacy.