



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



11 KNOCKCULLEN,
DUNGIVEN BT47 4UG

Excellent 4 bedroom detached chalet bungalow located in a quiet but much sought after small private development on the outskirts of Dungiven, just off the main Derry to Belfast A6.

Approximately 20 minutes from Derry and 10 minutes from Limavady, this property is finished to a high specification and accommodation is well planned and suited to family needs.

Additional features:

- ◆ Finished to a High Specification Internally
- ◆ 4 Spacious Bedrooms & 2 Receptions
- ◆ All Kitchen Appliances Included
- ◆ All Curtains, Blinds, Floor Coverings & Light Fittings Included
- ◆ Oil Fired Central Heating
- ◆ UPVC Cherry Oak Double Glazed Windows
- ◆ Alarm System

PRICE: OFFERS AROUND £134,950
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

Entrance Hall: Bright spacious entrance hall. Tiled floor. Hardwood front door with 3 point locking system and sidelight. Storage under stairs.

Living Room: 12'4 x 12'6 Feature open fire with timber surround, cast iron inset and tiled hearth. Oak flooring. TV points. Bay window.



Lounge: 21'11 x 11'5 Laminate wooden floor and Cherry Oak uPVC patio doors leading to rear patio area.



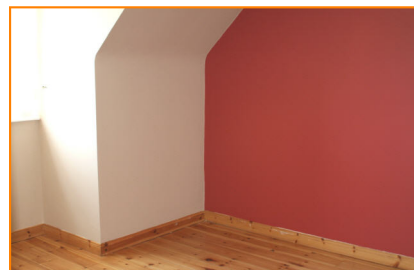
Kitchen/ Dining: 23'5 x 11'0 Excellent range of eye and low level fitted kitchen units in a Pine finish incorporating glazed display unit. 1½ bowl stainless steel sink with mixer taps, 'Whirlpool' integrated dishwasher, integrated 'Whirlpool' fridge/ freezer and 1200 mm wide 'Range master' cooker with gas hob and electric double oven. Walls between kitchen units and floor tiled.



Utility Room: 3' x 6'2 Low flush w.c, pedestal wash hand basin, floor tiled and walls completely tiled.

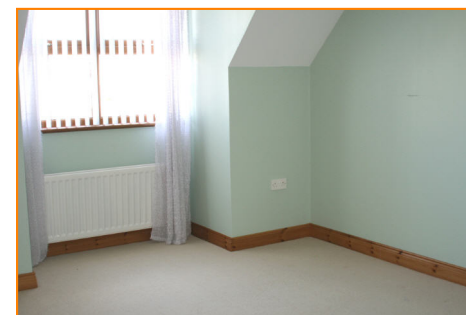
Bedroom 1: 11'5 x 10'9 Laminate wooden floor.

En Suite: 6'2 x 4'9 Low flush w.c, pedestal wash hand basin and large 'Jacuzzi' shower unit.



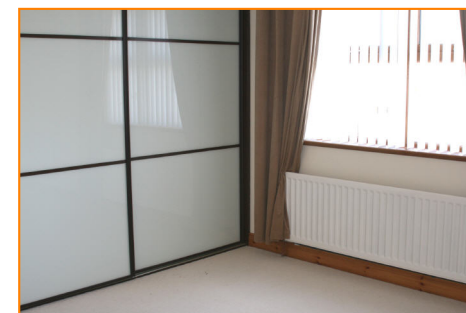
1st Floor Landing: Carpet to floor and stairs. Large walk-in hot-press.

Bedroom 2: 14'11 x 11'5 Carpet to floor.

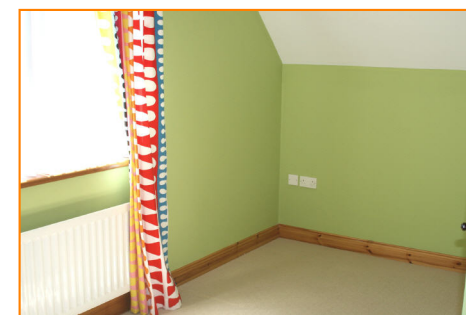


Master Bedroom: 12'1 x 12'3 Feature slide-robes. Carpet to floor.

En Suite: 10'7 x 4'2 Low flush w.c, pedestal wash hand basin, mains shower and fully tiled shower cubicle. Heated towel rail. Tiled floor. Walls fully tiled. Down-lighters.



Bedroom 4: 11'5 x 14'1 Carpet to floor.



Bathroom: 10'6 x 6'6 Suite includes; low flush w.c, pedestal wash hand basin and 'Jacuzzi' bath with shower attachment. Down-lighters.



Exterior: Tarmac driveway provides ample off road parking at front and side of house. Front garden laid in lawn. Patio area to rear. High timber fencing provides good privacy to rear and sides.

