



P. McDERMOTT

PROPERTY & MORTGAGES



**65 O'CAHAN PLACE,
DUNGIVEN BT47 4SX**

This is an excellent four bedroom semi-detached house in a very popular area in Dungiven. It offers excellent family accommodation. It enjoys a large patio area and backyard. It is conveniently located beside the local schools and all other amenities. This property is sure to attract keen interest on the open market and early viewing is highly recommended.

Additional Features:

- ◆ Oil fired heating
- ◆ uPVC Double glazed windows
- ◆ Vertical Blinds throughout

PRICE: £70,000

VIEWING: BY APPOINTMENT THROUGH AGENT

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130 Main Street | Dungiven | Co. Derry BT47 4LG
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- Entrance Hall:** Mahogany sheeted front door with glazed light. Laminate wood floor. Pine staircase with carpet to stairs. Storage under stairs. Telephone point.
- Ground Floor W.c:** Low flush w.c and pedestal wash hand basin. Tiled splash-back to sink.
- Living Room:** 18'0 x 15'0 Laminate wooden floor. T.v point. Vertical blinds.
- Kitchen/ Dining:** 19'8 x 11'4 Patio doors leading to rear garden.
- Utility Room:** 5'6 x 11'4 Plumbed for washing machine and tumble dryer. Tiled floor. Mahogany back door with glazed panels.
- 1st Floor Landing:** Laminate wooden floor. Shelved hot press.
- Bedroom 1:** 13'4 x 14'4 Laminate wood floor. Vertical blinds.
- En Suite:** Low flush w.c and pedestal wash hand basin. Fully tiled shower cubicle with extractor fan. Floor tiled.
- Bedroom 2:** 11'4 x 7'8 Laminate wooden floor. Roller blind.
- Bedroom 3:** 8'2 x 7'6 Laminate wooden floor. Vertical blinds.
- Bedroom 4:** 11'8 x 8'3 Laminate wooden floor. Vertical blinds.
- Bathroom:** 11'8 x 8'0 Low flush w.c, wash hand basin with tiled splash back, fully tiled shower cubicle and glazed shower door. Bath with tiled splash back. Extractor fan. Tiled floor.
- Exterior:** Patio area and raised borders.
Off road parking.
Tarmac driveway.

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.