

Exterior: **Parking to front. Rear garden laid in lawn with attractive patio area with decking. Garden shed: 8’ x 6’ included, outside tap.**





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



**91 O’CAHAN PLACE,
DUNGIVEN BT47 4SX**

Very attractive 3 bedroom semi detached property located in the popular development of O’Cahan Place. It is within a few minutes walking distance of the local schools and other amenities and is very conveniently situated just off the Derry to Belfast A6 for those commuting to work further afield. Ideal for the first time buyers or those seeking an investment property with excellent rental potential.

Additional Features:

- ♦ Oil Fired Central Heating
- ♦ UPVC Double Glazed Windows
- ♦ All Blinds, Light Fittings and Floor Coverings Included
- ♦ Finished to a high standard internally
- ♦ Well maintained back garden and decking area
- ♦ Located very close to local schools

PRICE: OFFERS AROUND £85,000
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. Mahogany front door with 3 point locking system. Tiled floor. Telephone point.

Living Room: 12’8 x 17’2 Feature open fire with ornate surround and tiled hearth. Laminate wooden floor. TV points and Sky point. Bay window.



Kicthen/Dining Area: 11’9 x 19’2 Excellent range of eye and low level fitted kitchen units in ‘Shaker style’ with a Beech finish. Includes one and a half bowl stainless steel sink with mixer taps, electric hob and oven and integrated dishwasher, walls tiled between kitchen units, floor tiled, TV point.



Ground Floor W.c: Low flush w.c and wash hand basin. Tiled floor.

1st Floor Landing: Carpet to stairs and landing. Shelved hot press. Attic partially floored for storage.



Bedroom 1: 9’9 x 9’8 Carpet. TV point and Sky point.

Master Bedroom: 9’8 x 12’9 Carpet.



En Suite: 9’8 x 3’ Low flush w.c, wash hand basin, fully tiled shower cubicle with electric shower. Floor tiled.

Bedroom 3: 8’9 x 9’4 Carpet.

Bathroom: Suite includes low flush w.c, wash hand basin and bath. Tiled splash back for bath. Fully tiled shower cubicle with mains shower. Floor tiled.

