



P. McDERMOTT

PROPERTY & MORTGAGES



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

Spacious 4 bedroom detached property recently built in the popular development of O'Cahan Place, close to schools and other local amenities. Newly redecorated internally and presented to the market at an extremely good value price to encourage an early sale.

Additional Features:

- ◆ Flexible family accommodation
- ◆ 4 spacious bedrooms
- ◆ Oil fired heating
- ◆ Double glazed windows
- ◆ Newly redecorated internally

PRICE: OFFERS AROUND £155,000

VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages

130 Main Street | Dungiven | Co. Derry BT47 4LG

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- Entrance Hall:** Bright spacious entrance hall. Tiled floor. Storage under stairs. Mahogany front door with 3 point locking system and sidelight. Carpet to stairs.
- Living Room:** 16'4 x 17'8 Large living room with feature bay windows. Open fired piped for gas with timer and tiled surround with marble tiled hearth. Wall lights.
- Kitchen/ Dining:** 22'0 x 12'8 Open plan kitchen/ dining area with range of eye and low level fitted kitchen units incorporating display shelves, window pelmets and purpose made dresser to match. 'Belfast' style sink with mixer taps, integrated fridge and new 'Whirlpool' electric hob and oven. Walls tiled between kitchen units and floor tiled. Patio doors leading to rear garden.
- Utility Room:** 5' 0 x 8'4 Eye and low level kitchen units with 1½ bowl stainless steel sink and mixer taps. Plumbed for washing machine. Tiled splash back and tiled floor. Mahogany back door.
- Downstairs W.C:** 3'10 x 6'6 Low flush w.c. and pedestal wash hand basin. Tiled floor.
- 1st Floor Landing:** Carpet to floor. Shelved hot press.
- Bedroom 1:** 8'2 x 13'4 Laminate wooden floor.
- Bedroom 2:** 13'8 x 9'8 Carpet to floor.
- En Suite:** 4'4 x 9'4 Low flush w.c, pedestal wash hand basin, electric shower and tiled cubicle. Floor tiled.
- Bedroom 3:** 10'0 x 12'6 Laminate wooden floor. TV point.
- Bathroom:** 8'9 x 6'10 Suite includes pedestal wash hand basin with splash back, low flush w.c, jacuzzi bath and electric shower with quadrant shower tray and fully tiled shower cubicle. Tiled floor. Down lighters. Heated towel rail.
- Bedroom 4:** 12'6 x 9'8 Laminate wooden floor.
- Exterior:** Front garden and back garden newly relaid with 'Emerald' lawns. Driveway newly tarmaced. Spacious back garden and off road parking. Garden shed included.

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.