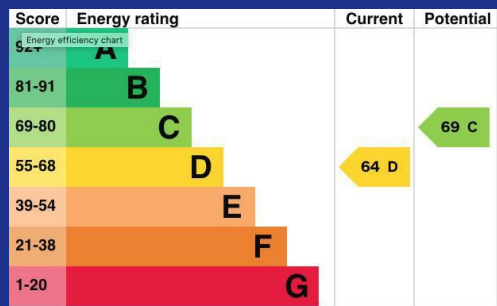


SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY



Agent: **Daniel Henry (Limavady)**  
32 Market Street Limavady BT49 0AA  
Tel. 028 7776 2558  
limavady@danielhenry.co.uk  
www.danielhenry.co.uk

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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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£179,950

FOR SALE



65 O'Cahan Place, Londonderry, BT47 4SX

- Semi Detached House
- Four Bedrooms / Kitchen / Lounge
- Oil Fired Central Heating
- UPVC Double Glazing
- Excellent Residential Area
- Close to Local Amenities
- Large Enclosed Rear Garden



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## THE PROPERTY COMPRISES:

### Description:

Daniel Henry Estate Agents are delighted to bring this 4 bed semi detached house to the market. Situated in the sought after residential area of O'Cahan Place, this property is sure to attract lots of interest. This home offers excellent family accommodation with a living room, kitchen and utility room on the ground floor and four bedrooms (one ensuite) and a bathroom on the first floor. The homes also benefits from a large enclosed rear garden. Viewing is by appointment only with the undersigned agent.

### Location:

Leaving Dungiven along the main Chapel Road take left onto the Curragh Road. Proceed along this road passing St Canices Primary School. Take next left into O'Cahan Place and follow the road along and take second right and no.65 is immediately on your right hand side.

### Ground Floor Accommodation:

#### Hallway:

14'1" x 6'2" (4.3 x 1.9)  
Laminate flooring. Telephone point.

#### Lounge:

14'9" x 14'5" (4.5 x 4.4)  
Wooden fireplace with cast iron inset and tiled hearth. Laminate flooring. Box window.

#### Kitchen:

19'0" x 10'9" (5.8 x 3.3)  
Fitted with a range of eye and low level units with matching work top. Tiled around units. Stainless steel sink unit. Built in hob and oven. Stainless steel extractor fan and light. Plumbed for dishwasher. Tiled flooring. Pelmet over window. Double uPVC doors to enclosed rear yard.

#### Utility:

11'1" x 4'11" (3.4 x 1.5)  
Fitted with a range of eye and low level units with matching worktop. Stainless sink unit. Tiled around units. Plumbed for automatic dishwasher. Ducted for tumble dryer. Tiled flooring.

#### Separate W.C.

7'2" x 2'11" (2.2 x 0.9)  
Low Flush W.C. Pedestal wash hand basin. Extractor fan. Laminate floor. Part tiled walls.

### First Floor Accommodation:

#### Bedroom 1:

13'5" x 12'9" (at widest points) (4.1 x 3.9 (at widest points))  
Laminate flooring.

#### En-suite:

8'6" x 2'11" (2.6 x 0.9)  
Fully tiled shower cubicle with electric shower. Low Flush W.C. Pedestal wash hand basin. Extractor fan. Tiled flooring.

#### Bedroom 2:

10'9" x 8'2" (3.3 x 2.5)  
Laminate flooring.

#### Bedroom 3:

7'10" x 7'6" (2.4 x 2.3)  
Laminate flooring.

#### Bedroom 4:

11'1" x 7'6" (3.4 x 2.3)  
Laminate floor.

#### Bathroom:

11'5" x 7'2" (3.5 x 2.2)  
Consisting of a white fitted bath, pedestal wash hand basin and Low Flush W.C. Extractor fan. Tiled flooring.

#### Exterior Features:

Tarmac driveway to the side of the property. Small garden to the front of the property laid in lawn. Large enclosed garden with paving.

