

47 O’Cahan Place, Dungiven BT47 4SX

**Bathroom:** 8’10 x 7’ Suite includes low flush wc, pedestal wash hand basin, electric shower and fully tiled shower cubicle. Walls ½ tiled. Floor tiled.



**Garage:** 14’2 x 16’10 Roller shutter door and uPVC pedestrian door.  
8’ x 8’ Garden shed

**Exterior:** Front and rear garden laid in lawn with patio area to the rear and tarmac driveway providing ample off-road parking.





**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



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

Excellent detached 4 bedroom property offering spacious and well finished interior accommodation. Spacious garden area and located beside local schools and sports centre and within a few minutes walking distance of all other amenities including public transport links.

Early viewing is recommended as interest is expected to be high.

**Additional Features:**

- Oil Fired Heating
- uPVC Double Glazed Windows
- 4 Spacious Bedrooms
- Detached garage
- Located Close to Schools & Sports Centre

**PRICE: OFFERS AROUND £159,950**  
**VIEWING: BY APPOINTMENT THROUGH AGENT**

**P. McDermott Property & Mortgages**  
130 Main Street | Dungiven | Co. Derry BT47 4LG  
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**Entrance Hall:** 3’10 x 6’11 Bright and spacious entrance hall with hardwood front door and sidelight. Tiled floor. Storage under stairs.

**Living Room:** 16’ x 14’9 Feature open fire with cut stone surround and stone hearth. Solid wooden floor. Bay window. TV points.



**Kitchen/Dining:** 12’ x 22’1 Excellent range of eye and low level fitted kitchen units in a beech finish incorporating ‘Belling’ electric hob and oven, ‘Electrolux’ integrated fridge-freezer. 1 ½ bowl stainless steel sink with mixer taps. Walls tiled between kitchen units, tiled floor. Patio doors leading to rear garden.



**Utility Room:** 8’ x 5’1 Range of low level fitted kitchen units with stainless steel single drainer sink with mixer taps. Plumbed for washing machine. uPVC back door.

**Ground Floor WC:** 3’10 x 6’11 Low flush wc, pedestal wash hand basin, tiled floor.

**1st Floor Landing:** Carpet to stairs and landing. Shelved hotpress.

**Master Bedroom:** 13’9 x 10’ Semi-solid wooden floor. Built-in wardrobe.



**En Suite:** 4’4 x 9’10 Low flush wc, pedestal wash hand basin, electric shower. Walls ½ tiled. Floor tiled.

**Bedroom 2:** 7’ x 11’1 Laminate wooden flooring. Built-in wardrobe.

**Bedroom 3:** 12’5 x 9’11 Laminate wooden floor, range of mirrored slide-ropes.

**Bedroom 4:** 12’3 x 9’10 Laminate wooden floor.

