

Bathroom: 7'5 x 6'6 Suite includes low flush wc, pedestal wash hand basin and bath. Walls tiled. Floor tiled.



Exterior: Front and back gardens laid in lawn and planted with mature trees and shrubs. Spacious tarmac driveway. Timber fence provides excellent privacy to the rear.



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		66
E 39-54	50	
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



P. McDERMOTT

PROPERTY & MORTGAGES



**11 CAORAN DUBH,
DUNGIVEN BT47 4UA**

This is a very attractive detached house situated on a spacious corner site in a popular residential area. Accommodation includes 4 bedrooms, 2 receptions and 2 bathrooms. The gardens are well maintained, it also has a large tarmac driveway.

Early Viewing is recommended.

Additional Features:

- Oil Fired Heating
- uPVC Double Glazed Windows
- 4 Bedrooms
- 2 Receptions
- Large Rear Garden

PRICE: OFFERS AROUND £145,000

VIEWING: BY APPOINTMENT THROUGH AGENT



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
 130 Main Street | Dungiven | Co. Derry BT47 4LG
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Entrance Hall: Bright spacious entrance hall, uPVC front door and sidelights. Wooden floor. Cloaks and storage under stairs.

Living Room: 11'4 x 14'10 Feature open fire with ornate surround and tiled hearth. TV points, wooden floor. Coving to ceiling.



Kitchen: 10'2 x 11'5 Excellent range of eye and low level fitted kitchen units in an oak finish. 1½ bowl stainless steel sink with mixer taps, electric free standing cooker and 'Whirlpool' fridge freezer. Walls tiled between kitchen units. Floor tiled.



Dining Area: 11'4 x 11'4 Wooden floor. Patio doors leading to rear garden. TV points.

Utility Room: 7'5 x 4'11 Low level fitted kitchen units, stainless steel single drainer sink with mixer taps. Plumbed for washing machine. uPVC back door. Tiled floor.

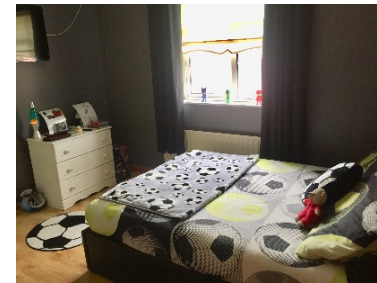
1st Floor Landing: Carpet to stairs and landing. Shelved hotpress.

Master Bedroom: 10'1 x 11'5 Laminate wooden floor. TV points.



En Suite: 7'6 x 4'11 Low flush wc, pedestal wash hand basin, electric shower.

Bedroom 2: 11'5 x 8'9 Laminate wooden floor.



Bedroom 3: 11'4 x 10'7 Laminate wooden floor.



Bedroom 4: 8'3 x 6'8 Laminate wooden floor.

