

Bathroom: 7’4 x 11’7 Suite includes low flush wc, pedestal wash hand basin, bath, electric shower. Walls ½ tiled. Floor tiled.



Exterior: Front and rear garden laid in lawn. Tarmac driveway.



P. McDermott

PROPERTY & MORTGAGES



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

An excellent 3 bed semi-detached home situated in the ever popular O’Cahan Place development. It is within 2 minutes walking distance of the local schools and also close to other local amenities including shops, churches, health centre, sports centre and local public transport stops.

Early viewing is recommended.

Additional Features:

- Oil Fired Heating
- uPVC Double Glazed Windows
- Extends to approximately 1350 ft²
- Concrete floors between ground floor and first floor
- Tarmac Driveway

PRICE: OFFERS AROUND £134,500

VIEWING: BY APPOINTMENT THROUGH AGENT

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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.

Entrance Hall: Bright and spacious entrance hall with hardwood front door and 3 point locking system. Tiled floor. Storage under stairs.

Living Room: 14’8 x 14’3 Feature bay window, open fire with tiled inset and tiled hearth. Laminate wooden floor. TV points.



Kitchen/Dining: 18’11 x 11’1 Excellent range of eye and low level fitted kitchen units incorporating 1 ½ bowl stainless steel sink with mixer taps, ‘Zanussi’ electric hob and oven, integrated fridge freezer. Walls tiled between kitchen units, floor tiled, patio doors leading to rear garden area.



Utility Room: 5’1 x 11’1 Range of low level fitted kitchen units and larder units, stainless steel sink with mixer taps, tiled splash back, tiled floor, plumbed for washing machine. Hardwood back door.

Ground Floor WC: 7’4 x 2’9 Low flush wc, pedestal wash hand basin, tiled floor.

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

Master Bedroom: 11’5 x 13’7 Feature bay window. Laminate wooden floor. Telephone point.



En Suite: 3’1 x 8’7 Low flush wc, pedestal wash hand basin, electric shower. Walls ½ tiled. Floor tiled.

Bedroom 2: 11’2 x 12’8 Laminate wooden flooring.



Bedroom 3: 10’11 x 11’7 Laminate wooden floor.

