

Exterior: Parking to the front. Rear garden laid in lawn with views across agricultural land.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

P. McDermott

PROPERTY & MORTGAGES

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.

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PROPERTY & MORTGAGES



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

Excellent 3 bedroom semi-detached home extending to 1135 sq ft. located close to both local primary and secondary schools. It has been very well maintained and presented by the current tenants and would be an excellent purchase for either a first time buyer or an investor.

Accommodation includes 1 reception, 3 bedrooms, 3 bathrooms and an open plan kitchen and dining area.

Additional Features:

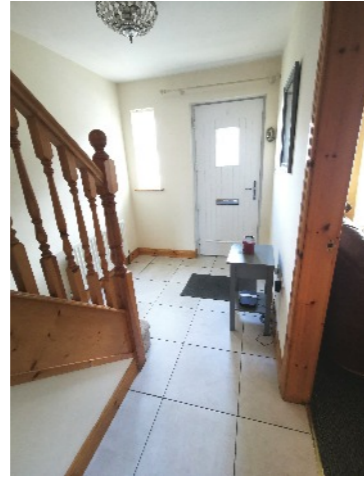
- 3 Bedroom Semi-Detached Home
- uPVC Double Glazed Windows
- All Kitchen Appliances Included
- Master Bedroom with Built-In Wardrobe
- Bathroom with Bath and Shower, En Suite and a Downstairs Toilet
- Only 2 Minute Walk to Local Schools

PRICE: OFFERS AROUND £129,950
VIEWING: BY APPOINTMENT ONLY

P. McDermott Property & Mortgages

130 Main Street | Dungiven | Co. Derry BT47 4LG
Telephone: 028 7774 0100 Facsimile: 028 7774 0541

Entrance Hall: Bright spacious entrance hall, composite front door, tiled floor, telephone point.



Living Room: 12'7 x 17' (at widest point) Feature wood burning stove, with ornate surround and tiled hearth. TV and Sky points, carpet.



Kitchen/Dining: 19'5 x 11'10 Excellent range of eye and low level fitted kitchen units in an oak finish incorporating 1½ bowl stainless steel sink with mixer taps, electric hob and oven, 'Hoover' dishwasher, 'Logik' fridge-freezer, walls tiled between kitchen units, floor tiled, plumbed for washing machine, mahogany back door.



Ground Floor WC: Low flush wc, pedestal wash hand basin, tiled splash back, tiled floor.

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

Bedroom 1: 12'9 x 9'9 Carpet, built-in wardrobe.

En Suite: 9'9 x 2'11 Low flush wc, pedestal wash hand basin, electric shower, walls fully tiled, floor tiled.



Bedroom 2: 9'9 x 9'8 Carpet.



Bedroom 3: 9'2 x 8'11 Carpet.



Bathroom: 9'1 x 6'1 Suite includes low flush wc, pedestal wash hand basin, bath and electric shower, tiled splashback, tiled floor.

