

**Exterior:** Front and rear garden laid in lawn with planted shrubs and flowers.  
8' x 6' Garden Shed.  
Exterior power points.  
Spacious tarmac driveway.



**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.

**P. McDermott**

PROPERTY & MORTGAGES



**11 KNOCKCULLEN,  
DUNGIVEN BT47 4UG**

We are delighted to welcome to the market this spacious family home. It offers flexible living accommodation and is beautifully decorated and presented throughout.

It is conveniently located just off the new A6 Derry to Belfast road network and is approximately only 20 minutes drive to Derry city.

**Additional Features:**

- 2 Receptions
- 4 Bedrooms and 2 En-suites
- Beautifully presented throughout
- Oil Fired Heating
- uPVC Double Glazed Windows
- Spacious Tarmac Driveway
- Excellent Location

**PRICE: OFFERS AROUND £184,950**

**VIEWING: BY APPOINTMENT THROUGH AGENT**

**P. McDermott Property & Mortgages**

130 Main Street | Dungiven | Co. Derry BT47 4LG

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**Entrance Hall:** Bright spacious entrance hall. Hardwood front door with 3 point locking system. Internet point, tiled floor, storage under stairs.

**Living Room:** 15'2 x 12'4 (at widest point) Feature open fire with cast iron surround and tiled hearth. Bay window, TV point, laminate wooden floor. Vertical blinds.



**Kitchen:** 23'5 x 11' Excellent range of eye and low level fitted kitchen units incorporating 1½ bowl stainless steel sink with mixer taps, 1100mm 'Rangemaster Toledo XT' cooker with 4 ring gas hob, hotplate and double electric oven. 'Whirlpool' integrated dishwasher, integrated fridge freezer, walls tiled between kitchen units. Floor tiled. Down-lighters .



**Lounge:** 11'5 x 22'2 Large spacious living area. Laminate wooden floor. Patio doors leading to rear garden. Vertical blinds. TV points.



**Utility Room:** 6'11 x 9'5 Range of eye and low level fitted kitchen units and larder unit, stainless steel single drainer sink with mixer taps. Plumbed for washing machine. Tiled splash-back, tiled floor, uPVC back door, horizontal blinds.

**Ground Floor WC:** 6'11 x 3' Low flush w.c and wash hand basin. Walls tiled. Floor tiled.

**Guest Bedroom:** 11'5 x 10'9 Laminate wooden floor. Vertical blinds.

**En Suite:** 6'4 x 4'9 Includes low flush w.c, pedestal wash hand basin, mains power shower. Walls part tiled. Floor tiled.



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

**Master Bedroom:** 12'4 x 12'2 Excellent range of fitted slide-robes, laminate floor. Vertical blinds. TV point.

**En Suite:** 10'10 x 4'4 Includes low flush w.c, pedestal wash hand basin, mains power shower. Walls 100% tiled. Floor tiled. Heated towel rail.



**Bedroom 3:** 14' x 11'5 Laminate floor. Vertical blinds.

**Bedroom 4:** 14'11 x 9'5 Excellent fitted mirrored slide-robes. Laminate wooden floor.



**Main Bathroom:** 10'8 x 6'8 Suite includes low flush w.c, pedestal wash hand basin, Jacuzzi bath with mixer taps and shower attachment, down-lighters. Walls part tiled. Floor tiled.