

**Exterior:** This property enjoys a spacious tarmac driveway and rear yard area with both front and rear gardens laid in lawn with mature shrubs and planted beds. There is also a raised decking area and paved patio area to the rear which provides the perfect outdoor space for a barbeque or entertaining family and friends.

**Detached Garage:** 19'6 x 12'5 Electric roller shutter door. Pedestrian access door, power points and lighting. Telephone point.



# P. McDermott

## PROPERTY & MORTGAGES



**30A CHAPEL ROAD,  
DUNGIVEN BT47 4RT**

This property is a 'must see'! It is a superb deceptively spacious detached family home with beautifully landscaped gardens. The property offers flexible living accommodation, that is both convenient to local schools and amenities but also to commuter routes to both Derry, Belfast and beyond. Rarely does an opportunity arise to purchase such a well presented detached bungalow which is simply ready to move into and enjoy. The fifth bedroom can easily be used as a second reception room, a bedroom or as an office or study for those working from home.

**Additional Features:**

- Beautiful Spacious Gardens and Setting
- 2 Receptions, 4 Bedrooms, 2 Bathrooms
- High Quality Finish
- Oil Fired Heating
- UPVC Double Glazed Windows
- Detached Garage

**PRICE: OFFERS AROUND £274,500**  
**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.

**P. McDermott Property & Mortgages**  
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**Entrance Hall:** uPVC front door and sidelights. Solid Oak wooden floor. Telephone/ Internet points. Wall lights. Decorative coving to ceiling. Cloaks.

**Living Room:** 15'1 x 13' Feature open fire with ornate marble surround, cast iron inset and tiled hearth. TV points. Vertical blinds. Wooden floor. Folding 'French' doors leading to kitchen/ dining area. Wall lights.



**Kitchen:** 11'8 x 15'8 Excellent range of eye and low level fitted kitchen units in a contemporary style finish, incorporating double stainless steel sink with mixer taps, granite work-tops, 'Zanussi' 5 ring gas hob and electric 'Whirlpool' double oven, integrated dishwasher, 'Beko' fridge freezer. Kitchen has also glazed display units and wine-rack. Walls tiled between kitchen units. Floor tiled. Patio doors leading to rear garden area. Downlighters.



**Utility Room:** 10'2 x 8'1 Range of eye and low level fitted kitchen units, stainless steel sink with mixer taps. Plumbed for washing machine.

**Bedroom 2:** 11'9 x 11'5 Wooden floor. Vertical blinds.



**Bedroom 3:** 11'8 x 10'6 Wooden floor. Vertical blinds. Range of mirrored sliderobes.



**Main Bathroom:** 8'1 x 7'10 Suite includes low flush w.c, pedestal wash hand basin, mains power shower, corner bath with mixer taps and shower attachment. Heated towel rail. Walls 100% tiled and floor tiled. Roller blind.

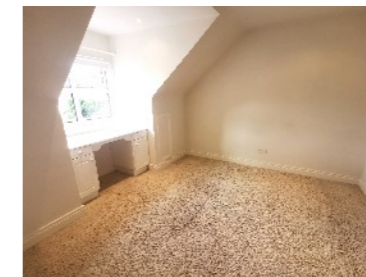


**1st Floor Landing:** Carpet to stairs and landing. Shelved hot-press.

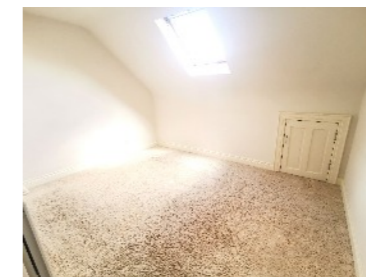
**Master Bedroom:** 17'4 x 11'5 Range of fitted wardrobe furniture and mirrored sliderobes. Carpet, telephone point, downlighters.



**Bedroom 4:** 10'2 x 8'6 Fitted bedroom furniture. Carpets. Downlighters.



**Bedroom 5:** 12'6 x 9'7 Carpet. Telephone point. Downlighters.



**Bathroom:** 11' x 7'5 Suite includes low flush w.c, pedestal wash hand basin, mains power shower and Jacuzzi bath. Walls part tiled and floor tiled.