

40 Knockcullen, Dernaflaw BT47 4UG

**Exterior:** Garden to the front laid in lawn. Spacious garden area to the rear has been heavily overgrown with vegetation and requires significant work. Boundaries are formed by 6 ft garden fencing, some of which require repairs. Spacious tarmac driveway provides ample off road parking.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

# P. McDermott

## PROPERTY & MORTGAGES



**40 KNOCKCULLEN,  
DERNAFLAW, DUNGIVEN BT47 4UG**

P McDermott Properties are delighted to offer for sale this 4 bedroom semi-detached home located on the outskirts of Dungiven. Although in need of some cosmetic refurbishment and some minor repairs this is a great opportunity to acquire a property of this type in a highly sought after area. The garden to the rear is heavily overgrown but it would be an excellent purchase for a first time buyer or young family. We expect a high level of interest, so arrange your appointment for viewing as soon as you can.

**Additional Features:**

- Spacious 4 bedroom semi detached home.
- In need of some refurbishment and remedial works
- Excellent location
- Oil fired heating
- Upvc double glazed windows
- Large tarmac driveway

**PRICE: OFFERS OVER £125,000**  
**VIEWING: BY APPOINTMENT THROUGH AGENT**

**P. McDermott Property & Mortgages**

130 Main Street | Dungiven | Co. Derry BT47 4LG  
Telephone: 028 7774 0100 Email: pmcdprops@gmail.com

**Entrance Hall:** Hardwood front door and sidelights, tiled floor, storage under stairs.



**Living Room:** 13'9 x 14'7 Feature open fire with tiled inset and tiled hearth. TV points, laminate wooden floor, horizontal blinds.



**Kitchen/Dining:** 18'11 x 10'10 Range of eye and low level fitted kitchen units in an oak style finish with 1½ bowl stainless steel sink with mixer taps, electric hob and oven. Patio doors leading to rear garden area, walls tiled between kitchen units, floor tiled. Down lighters.



**Utility Room:** 11'4 x 5'4 Stainless steel single drainer sink with mixer taps, eye and low level fitted kitchen units, uPVC back door, floor tiled and tiled splash back.

**Ground Floor WC:** 6'7 x 3'2 Low flush wc, pedestal wash hand basin, tiled floor, walls ½ tiled.

**1st Floor Landing:** Carpet to stairs, laminate wooden floor to landing.

**Master Bedroom:** 10'11 x 13'9 Laminate wooden floor, horizontal blinds.

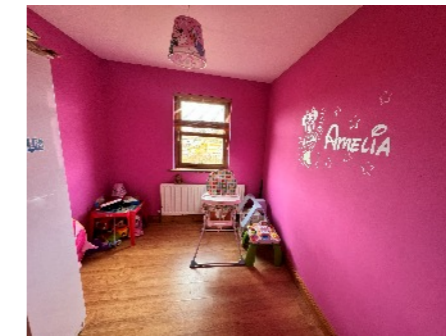
**En Suite:** 9'1 x 3'2 Low flush wc, pedestal wash hand basin, electric shower, walls ½ tiled, floor tiled.



**Bedroom 2:** 10'4 x 10'6 Laminate wooden floor.

**Bedroom 3:** 11' x 7'9 Laminate wooden floor.

**Bedroom 4:** 10'5 x 7'9 Laminate wooden floor.



**Main Bathroom:** 8'1 x 7'9 Low flush wc, pedestal wash hand basin, electric shower, bath, walls ½ tiled, floor tiled.

