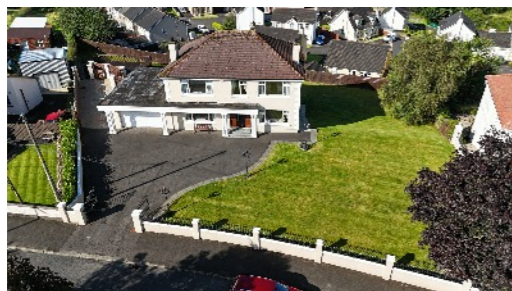


7 Chapel Road, Dungiven BT47 4RS

Garage: 18'4 x 17'4 Plumbed for washing machine. Hardwood pedestrian access door.



# P. McDermott

## PROPERTY & MORTGAGES



**7 CHAPEL ROAD,  
DUNGIVEN BT47 4RS**

Beautiful detached property occupying a superb site with stunning views over the rolling countryside and the Sperrin mountains. It offers easy access to the new A6 road network, Belfast, Derry city, Donegal and the North coast. Internally the property offers bright and spacious accommodation throughout and has been very well maintained by the current owners and externally it enjoys beautiful spacious gardens to both the front and rear which enjoy fantastic views from every angle with a substantial decking area providing an excellent location for outdoor entertainment.

**Additional Features:**

- Upvc double glazed windows
- Oil fired heating
- Four receptions
- Four double bedrooms
- Two bathrooms
- Double garage

**PRICE: P.O.A.**

**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 Porch:** Hardwood front foor with side lights, tiled floor.

**Entrance Hall:** uPVC vestibule door and side light with leaded glass. Laminate wooden floor, ceiling cornice.

**Living Room:** 15'10 x 13'8 feature open fire with ornate surround and tiled hearth, TV points, wooden floor, ceiling cornice.



**Dining Room:** 13'8 x 11'4 Ceiling cornice, wooden floor, patio doors leading to sun room.

**Sun Room:** 19'2 x 8'10 Vaulted ceiling with down lighters, wooden floor.

**Sitting Room:** 17'11 x 14'1 Feature open fire with ornate surround, cast iron inset and tiled hearth, TV points, laminate wooden floor, ceiling cornice.

**Kitchen/Dining:** 17'11 x 12'10 Range of eye and low level fitted kitchen units incorporating glazed display cabinets, 1½ bowl stainless steel sink with mixer taps, 'Rangemaster' cooker with 5 ring gas hob and double gas oven, 'Beko' dishwasher, integrated fridge freezer. Walls tiled between kitchen units, tiled floor.



**Study/Office:** 11'3 x 9' Laminate wooden floor.

**Bathroom:** 6'5 x 5'7 Low flush wc, wash hand basin with vanity unit, electric shower with glazed shower enclosure, heated towel rail, walls fully tiled, floor tiled.

**1<sup>st</sup> Floor Landing:** Carpet to stairs and laminate wooden floor to landing. Ceiling cornice and matching ceiling rose.

**Master Bedroom:** 18'5 x 16'6 Excellent range of fitted bedroom furniture incorporating wardrobes, dressing table and drawer units.



**Bedroom 2:** 13'9 x 13'9 Laminate wooden floor.

**Bedroom 3:** 13' x 8'8 Laminate wooden floor.

**Bedroom 4:** 13'10 x 13'7 Laminate wooden floor.

**Main Bathroom:** 9'5 x 9'1 Suite includes low flush wc, wash hand basin with vanity unit, bath with antique style shower attachment, mains power shower with glazed shower enclosure, heated towel rail. Walls fully tiled and floor tiled.

**Basement:**

**Landing:** Cloaks, wooden floor and patio doors leading to rear garden area.

**Reception 1:** 16'6 x 10'3 Laminate wooden floor.

**Reception 2:** 18'3 x 12'6 Tiled floor.

**Kitchen/Dining:** 18'10 x 8'5 Range of eye and low level fitted kitchen units incorporating stainless steel sink with mixer taps, 'Beko' electric fridge, walls tiled between kitchen units, floor tiled, hardwood back door, plumbed for washing machine.

