



## 83 O'cahan Place Dungiven, BT47 4SX



Homepage Estate Agents are delighted to present this exceptionally well maintained three bedroom semi detached family home occupying a generous corner site within the popular O'cahan Place development in Dungiven.

Positioned at the end of a quiet cul-de-sac, No. 83 benefits from a large site with extensive side and rear gardens, offering excellent outdoor space.

The ground floor comprises of a welcoming entrance hall, spacious lounge with feature electric fireplace, ground floor W.C. and an open plan kitchen / dining area with direct access to the rear garden. Finished in a contemporary style throughout, the property offers bright and practical living accommodation ideally suited to modern family life.

On the first floor there are three well proportioned bedrooms including a master bedroom with en-suite, together with a modern family bathroom and useful landing storage.

Externally, the substantial corner site is a standout feature, providing generous lawned gardens, off street parking and excellent outdoor space rarely found within comparable homes. Offering excellent living accommodation and outdoor space this property is sure to appeal to a wide range of buyers.

**£179,950**

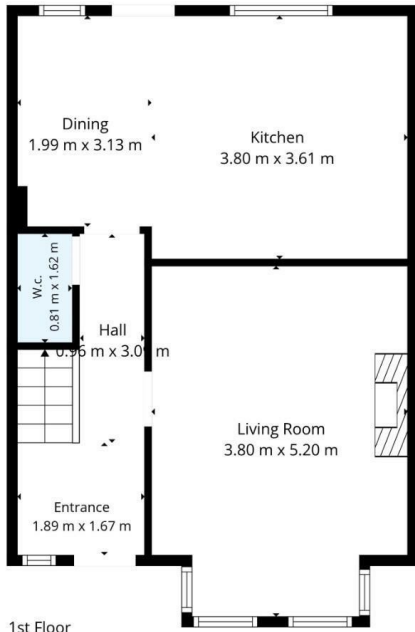
### Viewing

Please contact our Homepage Estate Agents Office on 028 7187 6261

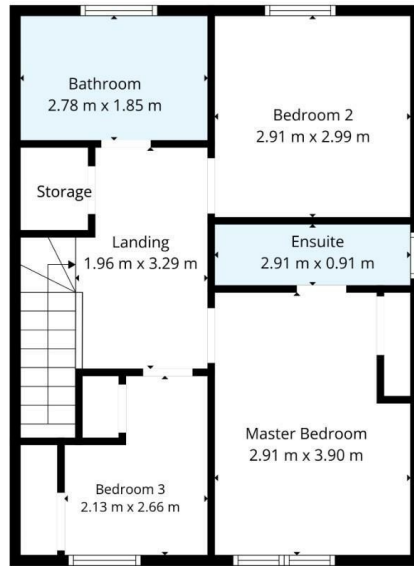
if you wish to arrange a viewing appointment for this property or require further information.

- SPACIOUS THREE BEDROOM SEMI DETACHED HOME
- LARGE CORNER SITE POSITION
- QUIET CUL-DE-SAC LOCATION
- CONTEMPORARY FINISHES THROUGHOUT
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- OPEN PLAN KITCHEN / DINING AREA
- MASTER BEDROOM WITH ENSUITE
- GROUND FLOOR W.C.
- GENEROUS REAR & SIDE GARDENS
- SOUGHT AFTER LOCATION

# Floor Plan



1st Floor



2nd Floor

This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.



## Energy Efficiency Rating

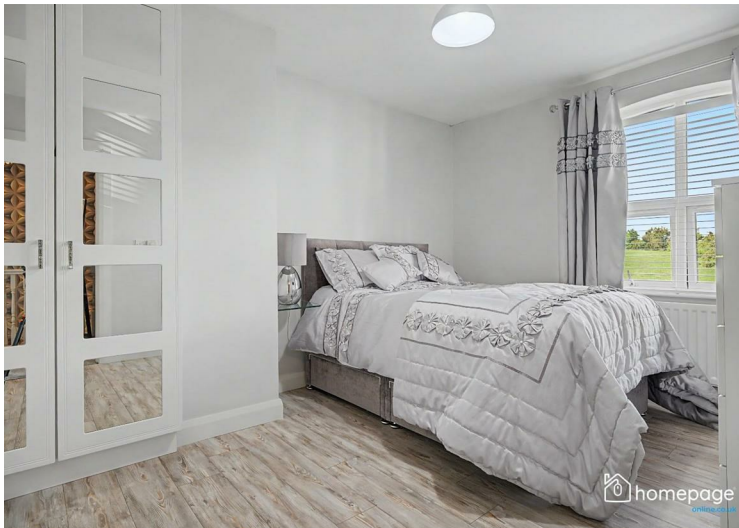
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Northern Ireland** EU Directive 2002/91/EC

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**Northern Ireland** EU Directive 2002/91/EC



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