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FOR SALE

**80 Killunaught Road, Dungiven, BT47 4TU**

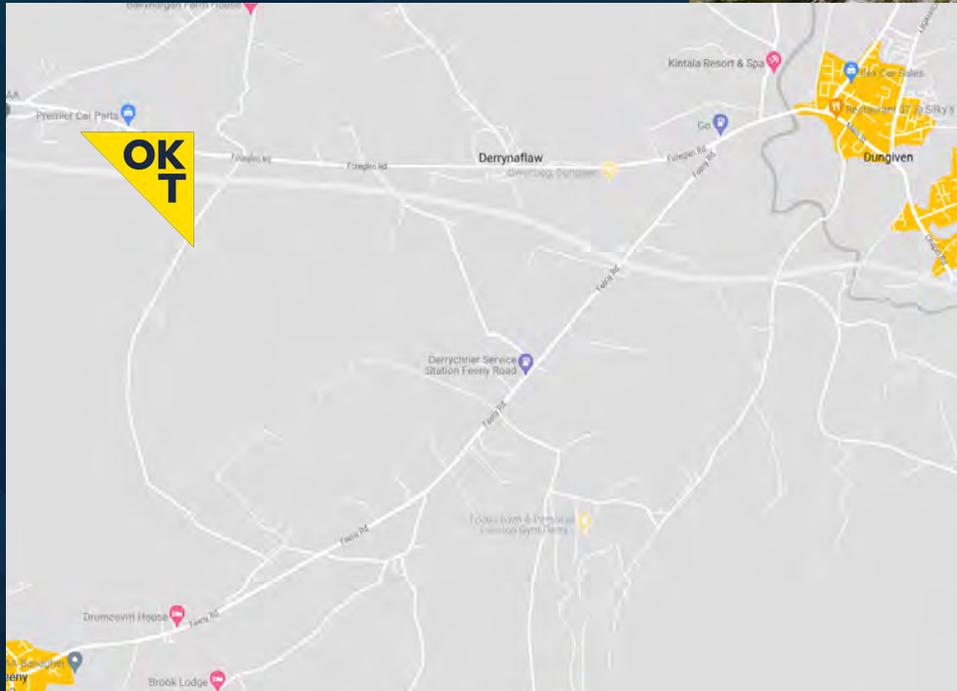
6 bedroom detached bungalow on a spacious site

All offers to be received by 12 noon on Tuesday 12th March 2024

# LOCATION

The property occupies a peaceful countryside location whilst being only c. 0.2 miles south of the new A6 providing ease of access to both Derry City and Belfast. Dungiven town is c. 3.5 miles east, the village of Feeny is c. 3 miles south.

Dungiven provides all local amenities including convenience stores, Supervalu, Centra and EuroSpar, recreational facilities including Dungiven Sports Centre and local service providers. There are also a number of schools within the town including



Drumrane Primary School, St Canice Primary School, St. Patricks College and a dedicated Irish School, Gaelscoil Neachtain.

# DESCRIPTION

80 Killnaught Road is a bungalow with 6 bedrooms, 3 of which are en-suite. The property was formerly operated as a B & B, there is potential to develop this further in the future if desired.

**C. 5  
MINUTES  
TO DUNGIVEN**

**C. 5  
MINUTES  
TO FEENY**

**C. 5  
MINUTES  
TO A6**

**C. 20**

# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
<b>Ground Floor</b>		
Living Room	22.4	242
Kitchen	32.7	352
Conservatory	19.4	208
Utility Room	6.4	69
Store	1.1	12
Bathroom	10.5	113
Bedroom 1	12.6	136
Bedroom 2	11.9	128
Bedroom 3 inc. en-suite	21.7	234
Bedroom 4	11.9	128
<b>First Floor</b>		
Bedroom 5 inc. en-suite	28.4	306
Bedroom 6 inc. en-suite	20.0	215
<b>TOTAL</b>	<b>199.0</b>	<b>2,142</b>
<b>Garage</b>		
Garage	32.6	351
Garage	29.2	314



## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years

# SALES DETAILS

PRICE: Inviting offers in the region of £295,000  
TITLE: Assumed freehold

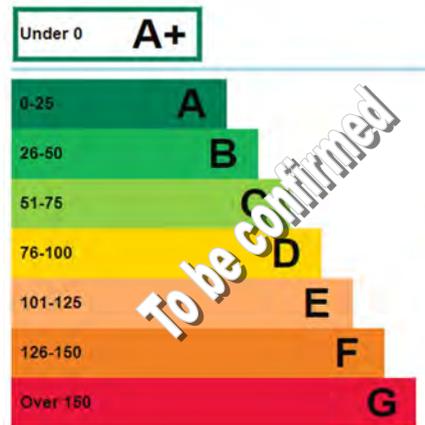
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## VAT

Not applicable.

## RATES

Capital Value: £165,000



## FURTHER INFORMATION

### O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.