



1 The Sycamores, Claggan, Moville, F93 V4FP

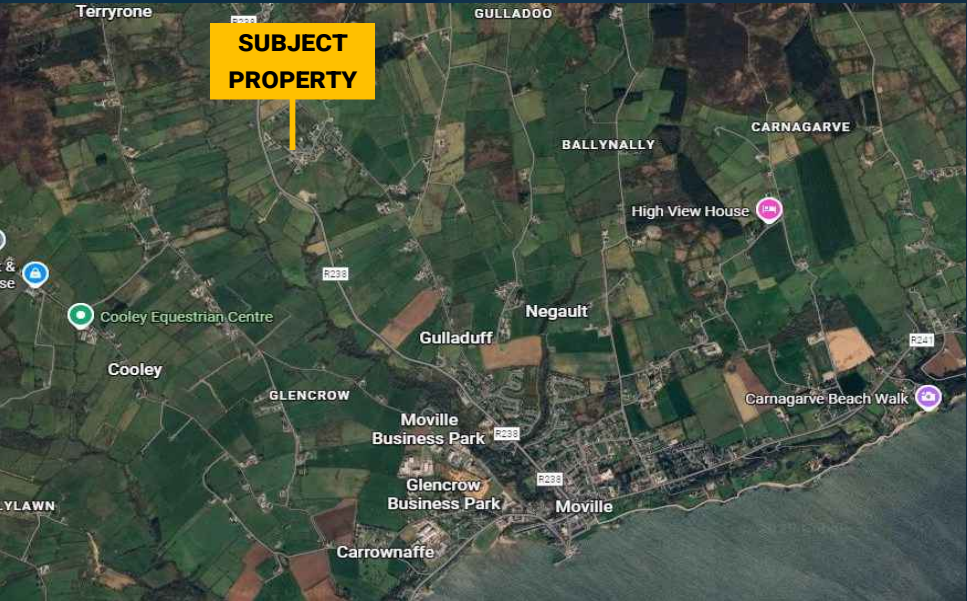
A well-situated home in the peaceful Claggan area near Moville's coastal amenities

LOCATION/DESCRIPTION

Situated along the eastern shores of the Inishowen Peninsula, Merville is a welcoming coastal town overlooking Lough Foyle. Its shoreline paths, mature parks, and traditional town centre create an attractive blend of natural scenery and community character, offering a peaceful yet active setting for residents and visitors alike.

The surrounding area features a mix of established housing, local amenities, and coastal landscapes, with nearby settlements such as Greencastle, Redcastle, and Carndonagh offering additional services. Merville’s combination of coastal charm, strong community identity, and regional accessibility makes it an appealing and well-connected location.

The property comprises a two-storey detached house constructed in the early 2000s, providing four bedrooms, including a master bedroom with en-suite, along with a spacious kitchen, living room and a naturally lit conservatory positioned to the east of the dwelling. The property includes two bathrooms with tiled flooring, electric showers and wash-hand basins. Heating is provided via oil system. The house benefits from excellent natural light through multiple skylight windows, with views toward the Atlantic coastline a short distance to the east.



ACCOMMODATION



DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Hallway	17.8	191
Kitchen	34.8	375
Living Room	16.8	181
Conservatory	12.2	131
Bedroom	9.9	107
Bathroom	2.2	24
Utility	5.9	64
FIRST FLOOR		
Bedroom	17.2	185
En-suite	6	65
Bedroom	18.4	198
Bedroom	14	151
Bathroom	6	65
TOTAL	161.2	1,737





SALE DETAILS

PRICE: Price on Application
TITLE: By way of Freehold title

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

All prices, outgoings etc are exclusive of, but may be subject to VAT.

BER

(BUILDING ENERGY RATING)



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/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

FILE REF C5021



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are 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.

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