





P. McDERMOTT

IMPORTANT INFORMATION
We endeavour to make our sales details accurate but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representations or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



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PROPERTY & MORTGAGES



NEW DETACHED DWELLING AT HEATHFIELD ROAD, CLAUDY, BT47 4HG

This is an exceptional newly built family home situated in a pleasant rural location on the outskirts of the village of Claudy. It is just 2 minutes drive from the main A6 Derry to Belfast road and is only 15 minutes from Derry City. It offers spacious living accommodation of 2 reception rooms and 4 double bedrooms. It is set on a generous 0.5 acre site and accommodation extends to over 2,500ft². Take the opportunity to view this property as soon as possible.

Additional Features:

- ◆ Gardens levelled, top soiled and sowed out
- ◆ Driveway Kerbed and stoned
- ◆ uPVC Double Glazing
- ◆ Oil Fired Heating

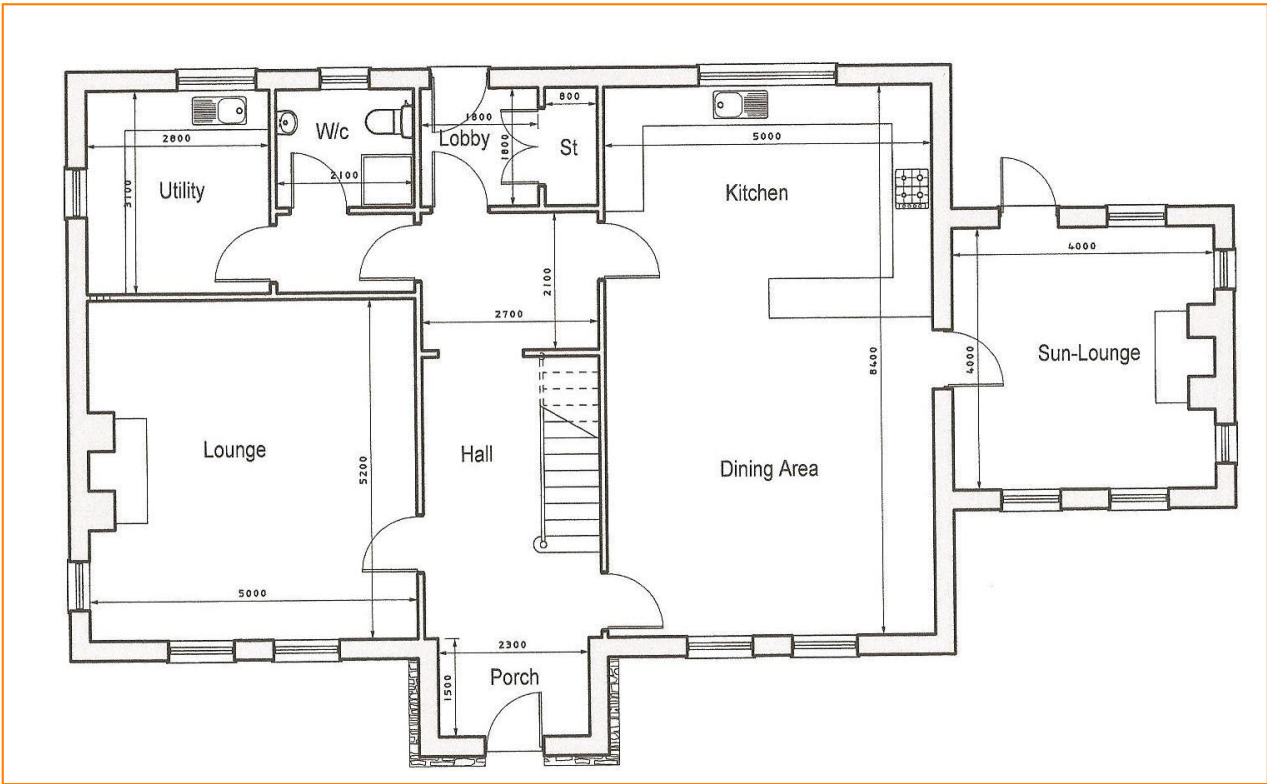
PRICE: Negotiable, depending on finish required
VIEWING: BY APPOINTMENT THROUGH AGENT

P. McDermott Property & Mortgages

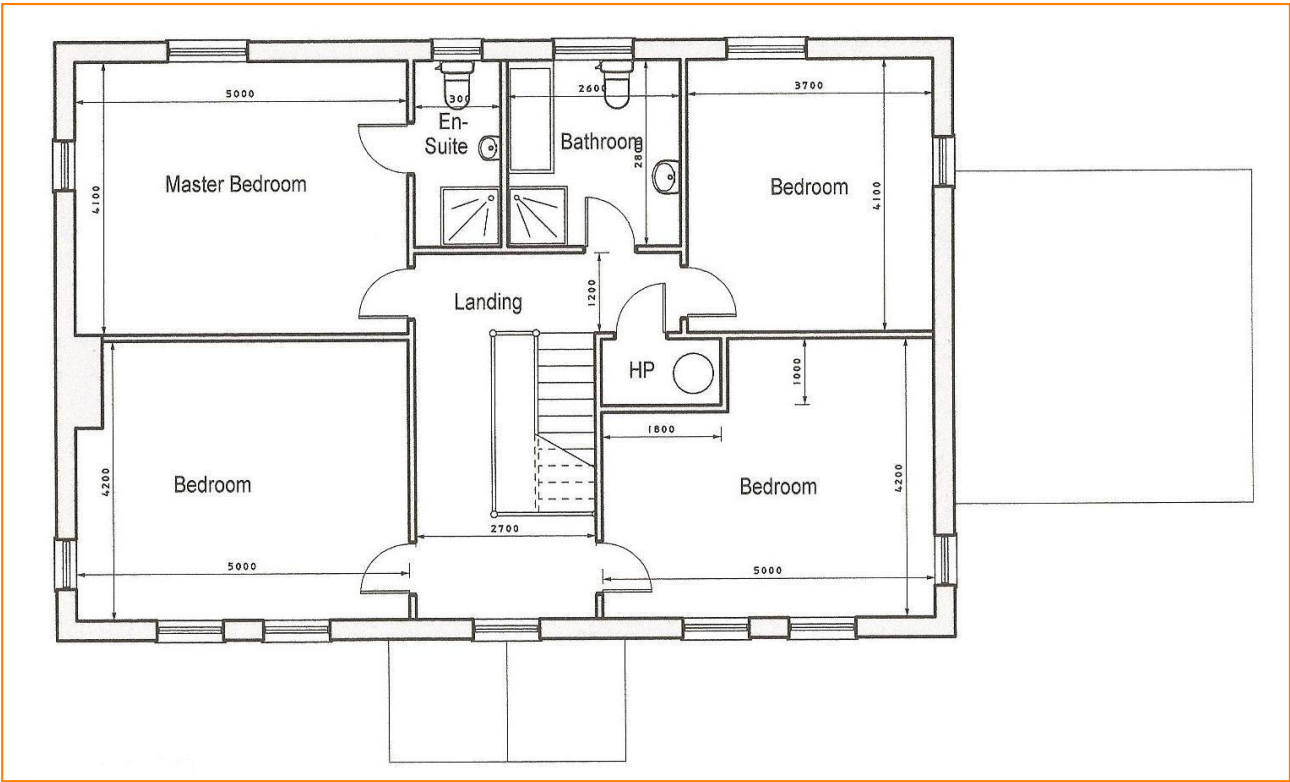
130 Main Street | Dungiven | Co. Derry BT47 4LG
Telephone: 028 7774 0100 Facsimile: 028 7774 0541

Accommodation:

- ◆ Lounge: 5.00m x 5.20m
- ◆ Kitchen/ Dining Area: 5.00m x 8.40m
- ◆ Sun Lounge: 4.00m x 4.00m
- ◆ Utility Room: 3.10m x 2.80m
- ◆ Ground Floor Shower Room: 2.10m x 1.80m
- ◆ Master Bedroom: 4.10m x 5.00m (En Suite also)
- ◆ Bedroom 2: 3.70m x 4.10m
- ◆ Bedroom 3: 4.20m x 5.00m
- ◆ Bedroom 4: 4.20m x 5.00m
- ◆ Bathroom: 2.60m x 2.80m



Ground Floor Plan



1st Floor Plan

