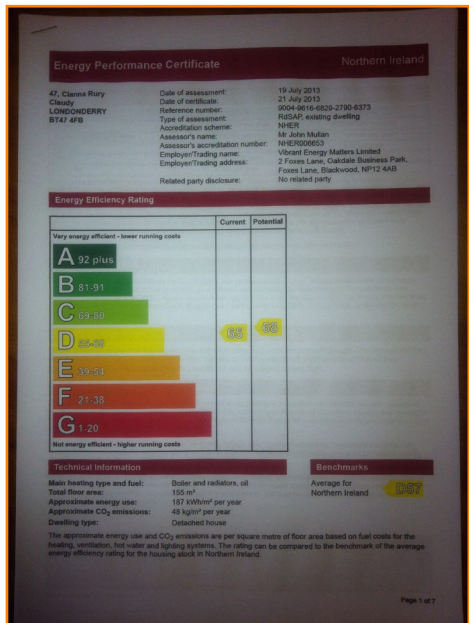


Exterior: Gravel driveway to front. Tarmac driveway to rear. Gardens to front and side laid in lawn.

Detached Garage: 17'5 x 20'10 Roller shutter door and pedestrian access door to side.





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.



P. McDERMOTT

PROPERTY & MORTGAGES



**47 CLANNA RURY,
CLAUDY BT47 4FB**

Impressive detached residence situated in the pleasant development of Clanna Rury on the Glenshane Road on the outskirts of Claudy village. This property provides excellent family accommodation. It is within easy commuting distance of Derry, Dungiven, Limavady and Coleraine. Early viewing is recommended.

Additional features:

- ♦ Oil Fired Heating
- ♦ uPVC Double Glazed Windows
- ♦ 4 Spacious Bedrooms
- ♦ Study/Office
- ♦ 2 Receptions
- ♦ Large Detached Garage

PRICE: £130,000
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

Entrance Hall: Mahogany front door with 3 point locking system. Telephone point. Storage under stairs. Tiled floor.

Living Room: 16’ x 14’8 Feature open fireplace left for wood burning stove. French doors leading to dining room.



Kitchen/Dining Area: 23’4 x 12’ Eye and low level range of fitted kitchen units in an oak finish incorporating glazed display cabinets and pelmet left for downlighters and wine rack. Walls tiled between kitchen units and tiled floor.



Utility Room: 8’4 x 6’ Eye and low level fitted kitchen units. Stainless steel single drainer sink. UPVC back door. Tiled splashback and tiled floor.

Ground Floor W.c: 3’4 x 6’ Low flush w.c, pedestal wash hand basin. Walls half tiled. Floor tiled.



Study: 12’ x 9’4 TV point. Telephone point.



Sun Room: 12’9 x 7’5 French doors leading to dining room. Pedestrian door leading to back garden. Tiled floor.

1st Floor Landing: Carpet to stairs and landing. Shelved hot press.

Bedroom 1: 13’ x 12’ Carpet. Built in slide robe.



Bedroom 2: 16’4 x 9’8 Carpet



En Suite: Low flush w.c, pedestal wash hand basin and fully tiled shower cubicle. Walls half tiled. Floor tiled.

Bedroom 3: 10’ x 12’ Carpet.

Bedroom 4: 12’ X 9’4 Carpet.

Bathroom: 9’4 x 8’8 Suite includes low flush w.c, pedestal wash hand basin, bath, fully tiled shower cubicle and mains shower. Walls half tiled, floor tiled.

