

Garage: 24'2 x 12'1 Roller shutter door. Lighting and power points. Garage also includes Utility space which has Stainless Steel single drainer sink with mixer taps. Low level fitted kitchen units 'Hoover' washing machine and 'Creda' tumble dryer. Walls tiled above workshop. Garage plumbed for radiator.

Exterior: Front and Back gardens laid in lawn. Spacious tarmac driveway to front. Offers ample off road parking. Patio area to rear.



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



23 Sperrin Bawn
Claudy, BT47 4GH

Impressive four bedroom detached family home with garage, situated just outside village of Claudy. Within 15 minutes commute from Derry City. It is finished internally to a high specification and early viewing is recommended.

Additional Features:

- UPVC Double glazed windows
- Oil fired central heating
- 'Laura Ashley' blinds included
- Excellent decorative finish internally
- Spacious garage

PRICE: £119,950
VIEWING: BY APPOINTMENT THROUGH AGENT

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Entrance Hall: Bright spacious entrance hall. Tiled floor, Telephone point. Hotpress.

Living Room: 13’6 x 15’8 Feature open fire with cast iron inset and tiled hearth. Laminate wooden floor. TV Points.



Kitchen/Dining: 10’5 x 20’9 Excellent range of eye low and low level fitted kitchen units in a Beech finish. ‘Beko’ electric hob and oven. Integrated Fridge Freezer. Patio doors leading to back garden. Tiled floor and walls tiled between Kitchen units.



Ground Floor W.C: 2’9x5’2 Low flush wc, pedestal wash hand basin. Tiled floor and tiled splashback.

1st Floor Landing: Stairs and landing newly carpeted. Cloaks with shelved storage space.

Bedroom 1: 11' x 7 Laminate wooden floor.

Bedroom 2: 9’6 x 10’2 Laminate wooden floor.



Bedroom 3: 11’6 x 9’6 Laminate wooden floor.

Ensuite: 3’11 x 6’11 Suite includes low flush wc. Pedestal wash hand basin and fully tiled double shower with electric shower. Tiled floor.

Bed 4: 7’1 x 9’4 Laminate wooden floor. Built in wardrobe space.

Bathroom: 5’7 x 7’4 Suite includes low flush wc. Pedestal wash hand basin, bath and fully tiled shower cubicle with mains shower, floor tiled and walls half tiled.