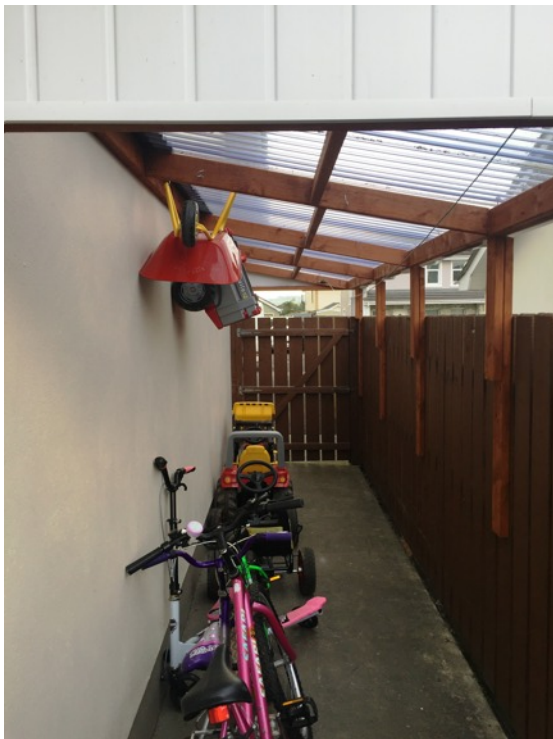


Exterior: Garden to front laid in lawn. Tarmac driveway offers ample off road parking. Raised deck/patio area to rear. Covered area to side provides sheltered clothes-line area. Garden shed 8' x 6'.



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	59	69
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		



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



**12 SPERRIN BAWN,
CLAUDY, BT47 4GH**

This is a very attractive and spacious family home consisting of 4 bedrooms and 2 large receptions. It is well located just outside the village of claudy and is within 15 minutes of the city centre.

Additional Features:

- UPVC Double Glazed Windows
- 4 Bedrooms
- 2 Receptions
- Oil Fired Heating
- Kitchen Appliances all Included
- Blinds all Included

PRICE: OFFERS AROUND £129,950
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: Bright Spacious entrance hall, UPVC front door. Hardwood floor, cloaks, telephone point.

Living Room: 12'7 x 15'4 Feature gas fire with oak surround and granite hearth. TV points. Carpet to floor.



Kitchen/Dining 11' x 23'11 Excellent range of eye and low level fitted kitchen units incorporating 1 ½ bowl stainless steel sink with mixer taps. 'Ariston' self-cleaning oven and 'Beko' electric hob. Integrated dishwasher and 'American' style fridge-freezer. Walls tiled between kitchen units, floor tiled. Downlighters. Patio doors.



2nd Reception: 11'4 x 16'8 Laminate wooden floor. Fitted slide-robes offers excellent storage.



Utility Room: 6'9 x 11'5 Range of eye and low level fitted kitchen units. Stainless steel single drainer sink. Plumbed for washing machine.

Ground Floor WC: 2'9 x 5'2 Low flush wc, pedestal wash hand basin. Floor tiled.

1st Floor landing: Built in storage. Carpet to stairs and landing.

Bedroom 1: 7'2 x 11'10 Carpet.

Bedroom 2: 11'9 x 11'2 Carpet.



Bedroom 3: 7'5 x 9' Carpet. Built-in wardrobe.

Master Bedroom: 12'3 x 12'9 Carpet.



En Suite: 3'11 x 8'1 Suite includes low flush wc. Pedestal wash hand basin, electric shower. Tiled floor.

Bathroom: 7'6 x 7'8 Suite includes low flush wc. Pedestal wash hand basin, bath and power shower. Walls ½ tiled. Floor tiled. Downlighters.