

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
 ESTATE AGENTS

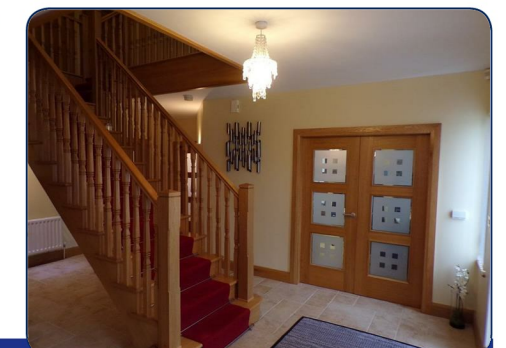
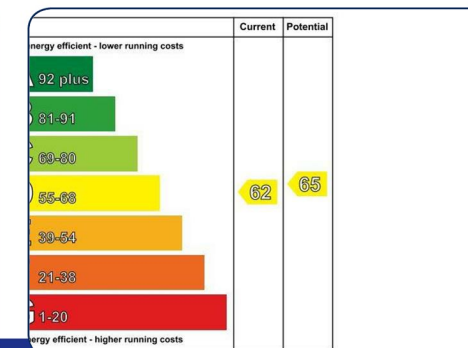
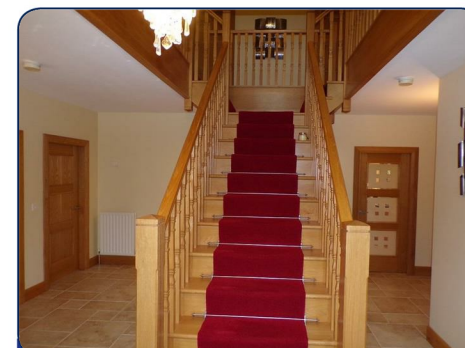
£250,000

FOR SALE



18 Carnanreagh Road, Claudy, BT47 4AU

- DETACHED HOUSE
- 5 BEDROOMS / 3 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (EXCEPT VELUX)
- MOSTLY WOODEN FLOORS THROUGHOUT
- SOLID OAK INTERNAL DOORS
- ALARM SYSTEM INSTALLED
- EPC RATING D



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ACCOMMODATION

HALLWAY

Having centre staircase with solid oak handrail and spindles leading to gallery landing, tiled floor.

LOUNGE

16'4" x 14'9" (to widest points) (4.98m x 4.50m (to widest points))
Having attractive fireplace and solid wooden floor.

KITCHEN

14' x 11'8" (4.27m x 3.56m)
Having eye and low level units with under lighting, tiling between units, 1 1/2 bowl sink unit set in granite worktop, Rangemaster cooker, extractor hood, glazed display units, recessed lighting, tiled floor, Open Plan to Dining Area.

DINING AREA

11'8" x 10'9" (3.56m x 3.28m)

SUNROOM

11'8" x 9'9" (to widest points) (3.56m x 2.97m (to widest points))
Having tiled floor.

UTILITY ROOM

14'1" x 7'5" (4.29m x 2.26m)
Having low level units with 2 matching storage cupboards, single drainer stainless steel sink unit with mixer taps, washing machine & tumble dryer, American style fridge / freezer, wine rack, tiled floor.

DOWNSTAIRS WHB & WC

Having whb vanity unit with tiling around, wc, tiled floor.

BEDROOM 4

13'8" x 9'10" (4.17m x 3.00m)
Having solid wooden floor.

BEDROOM 5

16'9" x 11'10" (5.11m x 3.61m)
Having built in wardrobes with sliding mirrored doors and solid wooden floor, with Wet Room off.

WET ROOM

Comprising shower, whb and wc, extractor fan, fully tiled walls, tiled floor.

FIRST FLOOR

LANDING

Having hotpress, 2 storage cupboards, feature window, tiled floor.

MASTER BEDROOM

18'9" x 14'11" (to widest points) (5.72m x 4.55m (to widest points))
Having solid wooden floor.

EN-SUITE

Comprising fully tiled walk in shower, whb vanity unit, wc, extractor fan, fully tiled walls, tiled floor.

BEDROOM 2

14' x 12'4" (to widest points) (4.27m x 3.76m (to widest points))
Having built in wardrobe with sliding mirrored doors, solid wooden floor.

BEDROOM 3

11'6" x 9'10" (3.51m x 3.00m)
Having solid wooden floor.

BATHROOM

Comprising Jacuzzi style bath, whb vanity unit with additional storage, wc, fully tiled walk in electric shower, extractor fan, fully tiled walls, tiled floor.

EXTERIOR FEATURES

Large garden to front and side enclosed by fence.
Driveway.
Outside light and tap.
Excellent views over open countryside.

