

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		63
E 39-54	45	
F 21-38		
G 1-20		
<i>Not energy efficient - higher running costs</i>		



P. McDERMOTT

PROPERTY & MORTGAGES



9 SLIEVEBUOY PARK CLAUDY BT47 4BE

This is an attractive 3 bedroom end terrace property located approximately 4 miles from the village of Claudy and within 15-20 minutes of Derry. It is a great opportunity to purchase a home at a very affordable price and will surely be ideally suited for investors, first time buyers or buy to let landlords.

Additional Features

- Oil Fired Heating
- Solid Fuel Back Boiler
- uPVC Double Glazed Windows



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.

PRICE: OFFERS AROUND £64,500
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 Hallway: Bright spacious entrance hall. uPVC front door and sidelight, telephone point. Tiled floor.

Living Room: 12'7 x 12'6 Feature open fire with ornate surround, cast iron inset and tiled hearth. TV points. Laminate wooden floor. Bay window. Solid fuel back boiler .



Kitchen/Dining: 18'6 x 9'5 Excellent range of eye and low level fitted kitchen units with 1½ bowl stainless steel sink with mixer taps. Walls tiled between kitchen units, floor tiled. Plumbed for washing machine. Recessed downlighters.



Downstairs WC: 4'1 x 8'11 Low flush wc, wash hand basin with vanity unit, electric shower. Walls fully tiled, floor tiled.

Rear Porch: Tiled floor, uPVC back door.

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

Bedroom 1: 8'6 x 9'8 (at widest point)



Bedroom 2: 9' x 11'9 Laminate wooden floor, built-in sliderobes. Recessed downlighters.



Bedroom 3: 8'7 x 10'11 Laminate wooden floor.

Bathroom: 7'8 x 5'5 Suite includes low flush wc, wash hand basin with vanity unit, bath, electric shower and heated towel rail. Walls fully tiled, floor tiled.

