

3 Straid View, Claudy BT47 4UP

Exterior: Front garden laid in lawn and off street parking. Rear enclosed garden laid in lawn, PVC oil tank and oil heating burner.

Detached Garage: 18’ x 13’ Roller shutter door and pedestrian door. Electric lighting and power sockets.



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		65
E 39-54	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



**3 STRAID VIEW,
CLAUDY BT47 4UP**

This recently refurbished detached chalet bungalow is situated in the quiet development of Straid view, on the outskirts of Claudy Village. This property has been finished to a high standard and has a large spacious garden and driveway to the side and rear. It is located within a 15 minute commute of Derry and enjoys fantastic views of the surrounding countryside.

- Additional Features:**
- 4 Bedrooms
 - 2 Receptions
 - Complete New Turnkey Package
 - Oil Fired Heating
 - UPVC Double Glazing
 - Detached Garage

PRICE: OFFERS AROUND £154,950
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: Porcelain tile flooring, storage and 1 single radiator

Living Room: 4.00m x 3.40m Feature wooden fireplace with tile inset and tile hearth and TV points. Carpet to floor.



Kitchen: 5.50m x 3.60 (at widest points) Excellent range of eye and low level fitted kitchen units in a modern contemporary style incorporating 1½ bowl stainless steel sink with mixer taps, electric hob and oven, integrated fridge freezer, integrated washing machine, tiled floor. uPVC back door. Downlighters. TV point.



Dining Room: 4.00m x 3.00m Patio doors to rear and carpet to floor.



Bedroom 1: 3.80m x 3.00m Carpet to floor.



Bedroom 2: 3.80m x 2.20m Capet to floor.



Bathroom: 3.32m x 3.2m Comprising corner panel bath, fully tiled electric shower cubicle, pedestal wash hand basin, low level flush WC, tile flooring and tiled splashback.

First Floor:

Bedroom 3: 5.00m x 4.00m Carpet to floor.



Bedroom 4: 5.00m x 4.00m Storage and carpet to floor.



Bathroom: 1.56m x 2.1m Comprising fully tiled electric shower cubicle, low level flush WC, pedestal wash hand basin.

