

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel Henry
ESTATE AGENTS

£195,000

FOR SALE



353 Glenshane Road, Claudy, BT47 4HP

- DETACHED BUNGALOW
- 3 BEDROOMS / 3 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except velux)
- PVC FRONT & BACK DOORS
- CONVENIENT LOCATION TO CLAUDY VILLAGE
- GARDENS TO FRONT & REAR
- EPC RATING E

VIEWING STRICTLY BY APPOINTMENT ONLY

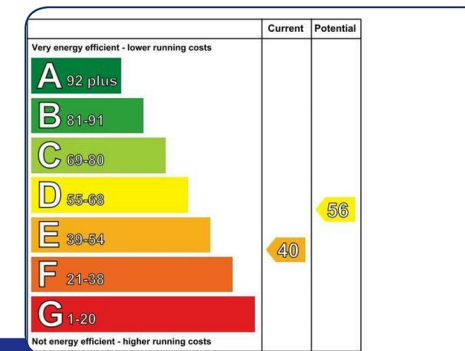
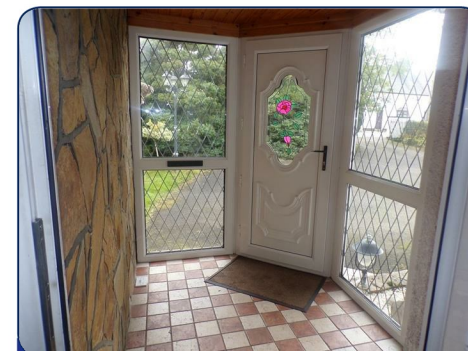
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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having glazed door with side panels leading to Family Room.

FAMILY ROOM

15'10" x 11'11" (to widest points) (4.83m x 3.63m (to widest points))
Having stone fireplace and hearth, ceiling cornicing, double doors leading to Conservatory.

CONSERVATORY

14'4" x 11'6" (4.37m x 3.51m)
Having laminated wooden floor and door leading to paved patio area and rear garden, door leading to Lounge.

LOUNGE

28' x 10'10" (8.53m x 3.30m)
Having wall light points and wooden ceiling.

KITCHEN

12'10" x 10'11" (3.91m x 3.33m)
Having range of eye and low level units, tiling between units, 1 1/2 bowl sink unit with mixer taps, matching extractor canopy and window pelmet, integrated fridge / freezer, ceiling beams, recessed lighting, tiled floor, archway leading to Dining Area.

DINING AREA

13'4" x 12'8" (4.06m x 3.86m)
Having recessed lighting and laminated wooden floor.

UTILITY ROOM

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, double storage cupboards, tiled floor.

REAR HALLWAY

Having tiled floor.

BEDROOM 1

10'11" x 10'11" (3.33m x 3.33m)

BEDROOM 2

10'10" x 8'9" (3.30m x 2.67m)

BEDROOM 3

8'4" x 8'2" (2.54m x 2.49m)
Having built in wardrobe.

BATHROOM

Comprising bath with shower attachment to taps, wh and wc, hotpress, built in cupboard, 1/2 tiled walls, laminated wooden floor.

FIRST FLOOR

ATTIC ROOM 1

15'4" x 10'9" (4.67m x 3.28m)
STORAGE ROOM OFF 11'8" x 10'

SHOWER ROOM

Comprising fully tiled walk in electric shower, whb and wc, additional storage.

ATTIC ROOM 2

11'9" x 6'11" (3.58m x 2.11m)
With storage off.

EXTERIOR FEATURES

Mature lawns to front and rear stocked with plants, trees and shrubs.
Tarmac driveway.