



P. McDERMOTT

PROPERTY & MORTGAGES



**13 CLANNA RURY,
CLAUDY BT47 4FB**

This is an excellent brand new 3 bedroom detached. It is the last new build within the very popular Clanna Rury development just outside Claudy. It is within 15 minutes commute from Derry and 60 minutes from Belfast. Finished to a high internal specification, early viewing is recommended.

Additional Features:

- New Build, 3 Bedroom Detached
- Oil Fired Heating
- uPVC Double Glazing
- High Spec Internal Finish
- Tarmac Driveway

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

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Ground Floor:

Entrance hall with separate wc.

Lounge: 4.35m x 3.35m

Kitchen/Dining: 3.25m x 3.25m

Utility: 2.15m x 2.00m

First Floor:

Bedroom 1: 3.00m x 3.45m

Bedroom 2: 3.15m x 3.25m

Bedroom 3: 2.45m x 2.25m

Bathroom: 2.30m x 2.15m



| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| A 92 plus | | |
| B 81-91 | 83 | 83 |
| C 69-80 | | |
| D 55-68 | | |
| E 39-54 | | |
| F 21-38 | | |
| G 1-20 | | |
| Not energy efficient - higher running costs | | |

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.