

Exterior: Front garden laid in lawn and tarmac driveway offering ample off road parking. Private back garden laid in lawn with high wooden fence.

12' x 6' Garden shed.



**11 CLANNA RURY
CLAUDY BT47 4FB**

This is a fantastic three bedroom semi-detached property located just outside the village of Claudy. It is in excellent condition internally and is very well maintained externally. It is within 15 minutes drive of Derry and is conveniently located for those travelling further afield to work.

Early viewing is recommended.

Additional Features:

- Cherry Oak uPVC Double Glazed Windows
- Oil Fired Central Heating
- Excellent Quality of Internal Finish
- 3 Spacious Bedroom

**PRICE: OFFERS AROUND £117,500
VIEWING: BY APPOINTMENT THROUGH AGENT**

P. McDermott Property & Mortgages

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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.

Entrance Hall: Bright spacious entrance hall. Hardwood front door and sidelight. Tiled floor, telephone point.

Living room: 11'10 x 15'2 Feature open fire with cast iron surround and tiled hearth. Laminate wooden floor, TV points.



Kitchen/Dining: 11'7 x 13' Excellent range of eye and low level fitted kitchen units in a contemporary style finish incorporating 'Beko' electric hob & oven, 'Beko' dishwasher, 'Hoover' fridge freezer, stainless steel single drainer sink with mixer taps. Tiled floor and walls tiled between kitchen units.



Utility room: 11'8 x 5'2 Range of eye and low level kitchen units and a larder unit, stainless steel sink with mixer taps, plumbed for washing machine. Tiled floor, tiled splashback. uPVC backdoor.

Ground Floor wc: 6'8 x 2'10 Low flush wc, pedestal wash hand basin. Tiled floor, walls part tiled.

1st Floor landing: Carpet to stairs and landing. Shelved hotpress.

Bedroom 1: 12'1 x 9'3 Range of fitted sliderobes. Laminate wooden floor.



Bedroom 2: 11'8 x 9'6 Laminate wooden floor

Bedroom 3: 11'9 x 8'9 Laminate wooden floor.



Bathroom: 10' x 8'11 (at widest point) Suite includes low flush wc, pedestal wash hand basin, bath and power shower with fully tiled shower cubicle. Walls part tiled. Floor tiled.