

**Detached Double Garage:** 19'6 x 21'2 Electric doors. Lighting and power points. Storage rooms, pedestrian door.

**Loft Area:** 19'6 x 11'3 Laminate wooden flooring. Lighting. TV point.



**Exterior:** Front garden laid in lawn with planted beds and mature shrubs. Tarmac driveway and rear yard provides ample secure parking and family amenity space. Ornate railings and electric gates.



**P. McDermott**  
PROPERTY & MORTGAGES

**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



**80 MULDONAGH ROAD,  
CLAUDY BT47 4EJ**

An excellent 4 bedroom detached bungalow with 2 receptions. Beautifully presented with a very high quality interior finish and situated on a spacious elevated site with views over the surrounding countryside. It is located just off the main Derry to Belfast A6 and is within 5 minutes of Claudy and 15 minutes from Derry City.

**Additional Features:**

- 4 Spacious Bedrooms
- 2 Receptions
- Oil Fired Heating
- uPVC Double Glazed Windows
- Large Detached Double Garage with Loft Converted to a gym
- Burglar Alarm Fitted
- Electric Gates and External Sensor Lighting

**PRICE: OFFERS AROUND £195,000**  
**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:** Bright and spacious entrance hall with uPVC front door and side lights, cloaks, shelved hot press. Wooden floor. Decorative coving to ceiling.

**Living Room:** 18'1 x 11'5 Feature open fire with marble surround and hearth and matching over-mantle. TV points, bay window, wooden flooring, decorative coving to ceiling. Open fire also has a solid fuel back boiler.



**Kitchen/Dining:** 25'11 x 14'7 Excellent range of eye and low level fitted kitchen units incorporating electric hob and oven, integrated dishwasher, 1½ bowl sink with mixer taps, granite work-top and granite up-stand. Oil fired 'Rayburn' range, tiled splash back, tiled floor, TV points, patio doors leading to rear yard. Down lighters.



**Utility Room:** 7'2 x 6'2 Range of low level fitted kitchen units and larder unit with stainless steel single drainer sink with mixer taps, plumbed for washing machine. Tiled floor.

**W.C:** 6'2 x 2'11 Low flush wc, pedestal wash hand basin with tiled splash back.

**Master Bedroom:** 17'8 x 13'11 Laminate wooden flooring. Range of fitted bedroom furniture and mirrored slide-robres.

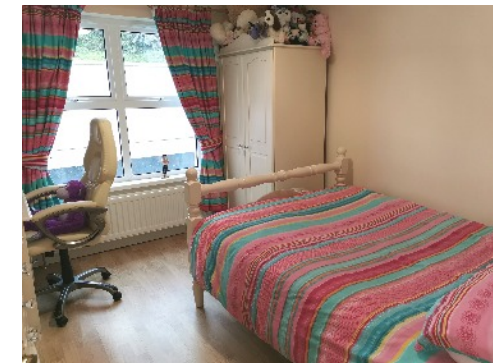


**En Suite:** 6'3 x 5'3 Suite includes low flush wc, wash hand basin with vanity unit, electric shower. Walls ½ tiled and floor tiled.

**Bedroom 2:** 15'3 x 9'5 Laminate wooden flooring. Computer and TV points.



**Bedroom 3:** 11'6 x 9'8 Laminate wooden flooring. TV point.



**Bedroom 4:** 11'5 x 10'1 Laminate wooden floor, TV point.

**Main Bathroom:** 10' x 8'2 Suite includes low flush wc, pedestal wash hand basin, Jacuzzi bath, electric shower, walls ½ tiled, floor tiled. Down lighters

