

Exterior: Graveled rear yard with 6 ft wooden fencing providing privacy. Tarmac driveway with car port over: 3.8 x 9.3m



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	69	72
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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.

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8 CLANNA RURY,
CLAUDY BT47 4FB

Excellent 3 bedroom semi-detached home located in a very popular residential area just outside the village of Claudy. This 3 bedroom family home has been very well maintained and provides bright spacious living accommodation with the benefit of a garden to the front, tarmac driveway with covered car port and enclosed spacious back yard. Only 15 minutes drive from Derry City.

Additional Features:

- uPVC Double Glazed Windows
- Oil Fired Heating
- uPVC External Doors
- Alarm Fitted
- Spacious driveway with car-port

PRICE: OFFERS AROUND £119,500
VIEWING: BY APPOINTMENT THROUGH AGENT

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Entrance Hall: Hardwood front door with 3-point locking system and sidelights. Tiled floor.



Living Room: Feature open fire with wooden surround, cast iron inset and tiled hearth. TV points, laminate wooden floor, vertical blinds.



Kitchen: 13' x 11'8 Range of eye and low level fitted kitchen units in an oak finish, incorporating 'HotPoint' electric hob and oven, 'Nardi' integrated fridge freezer, 'Beko' dishwasher, stainless steel single drainer sink with mixer taps. Walls tiled between kitchen units, floor tiled. TV points, down lighters.



Utility Room: 11'8 x 5'2 Larder unit and low level fitted kitchen units in a matching oak finish, stainless steel single drainer sink with mixer taps, plumbed for washing machine. Tiled splashback and tiled floor.

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

Bedroom 1: 15'1 x 9'3 Laminate wooden floor and fitted slide-robos.



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



Bedroom 3: 11'8 x 9'5 Laminate wooden floor.



Bathroom: 10'1 x 8'10 Suite includes low flush wc, pedestal wash hand basin, bath, mains power shower. Walls ½ tiled, floor tiled.

