

Exterior: 10' x 6' Garden shed with electricity. Front and side garden laid in lawn, boundaries formed by hedging and timber garden fence. Concrete driveway and rear yard provides private off road parking.



P. McDermott

PROPERTY & MORTGAGES



**11 MULDERG COTTAGES
CLAUDY BT47 4HF**

This is an excellent 3 bedroom semi detached bungalow situated on an elevated site just outside the town of Claudy. It benefits from its own private driveway and yard and is finished and maintained to an excellent standard internally. Its easy access to the new A6 road network and 10 minutes drive from Derry city will make this a very attractive property for the first time buyer, the investor or those wishing to downsize in retirement.

Additional Features:

- Oil Fired Heating
- uPVC Double Glazed Windows
- Wood Burning Stove in Dining/Living Area
- Garden Area to Front and Side
- Private Driveway and Yard
- Excellent Condition
- Potential for Future Attic Conversion

**PRICE: OFFERS AROUND £89,950
VIEWING: BY APPOINTMENT**

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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.

P. McDermott Property & Mortgages

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Entrance Hall: Bright spacious entrance hall, uPVC front door and sidelight, telephone point, carpet, shelved hot press.

Living Room: 15'6 x 9'11 Feature open fire with brick built surround and tiled hearth, includes back boiler which heats domestic hot water only. Telephone point, carpet.



Kitchen/Dining: 10'1 x 7'5 Excellent range of eye and low level fitted kitchen units in a contemporary style finish, incorporating electric hob and oven, integrated fridge. 'Bush' washing machine, 'Kenwood' dishwasher stainless steel sink with mixer taps, walls tiled between kitchen units, floor tiled, uPVC back door.



Dining/Living Area: 15'7 x 9'10 (at widest point) Wood burning stove, TV points, cushion flooring, down lighters.



Bedroom 1: 9'11 x 9'11 TV point, carpet.



Bedroom 2: 10'2 x 8'9 Carpet, slide robes.

Bedroom 3: 9'11 x 6'6 Carpet, slide robes.



Main Bathroom: 10'1 x 6'4 Suite includes low flush wc, wash hand basin with vanity unit, bath with mixer taps and shower attachment, mains power shower. Walls tiled, floor tiled, down lighters, heated towel rail.



Attic Space: Partially converted to provide 2 bedrooms and shower room.