

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£190,000

FOR SALE



29 Braefield, Claudy, BT47 4DX

- DETACHED HOUSE
- 3 BEDROOMS / 3 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- SECURITY SYSTEM INSTALLED
- BLINDS INCLUDED IN SALE
- CUL-DE-SAC LOCATION
- EPC RATING -

VIEWING STRICTLY BY APPOINTMENT ONLY

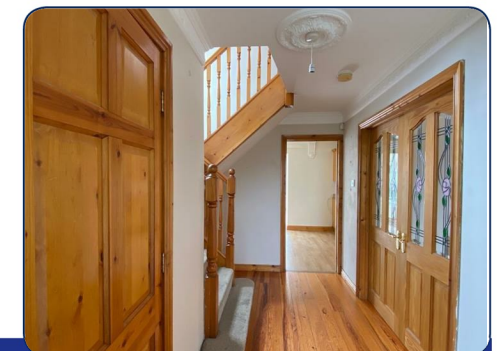
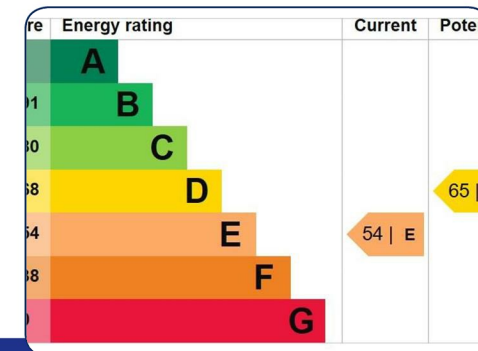
Agent:



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1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, measurements or distances referred to herein are approximate only.
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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ACCOMMODATION

HALLWAY

Having understairs storage, ceiling cornicing and wooden floor, double doors leading to Lounge.

GUEST TOILET & WHB

Having 1/2 tiled walls, tiled floor.

LOUNGE

19'4" x 13'2" into bay (5.89m x 4.01m into bay)
Having attractive fireplace, ceiling cornicing and wooden floor.

KITCHEN / DINING AREA

23' x 9'10" (7.01m x 3.00m)
Having range of eye and low level units, matching pelmet over window with concealed lighting, glazed display cupboards, 1 1/2 bowl stainless steel sink unit with mixer taps, plumbed for dishwasher, ample dining space, laminated wooden floor, open plan to Sunroom.

SUNROOM

13' x 10' (3.96m x 3.05m)
Having laminated wooden floor and French doors leading to garden.

UTILITY ROOM

Having sink unit, plumbed for washing machine, laminated wooden floor.

FAMILY ROOM / PLAY ROOM

22' x 10'10" wp (6.71m x 3.30m wp)
Having laminated wooden floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

13'2" x 11' (4.01m x 3.35m)
Having walk in wardrobe and laminated wooden floor.

BEDROOM 2

11'2" x 10'11" (3.40m x 3.33m)
Having wall to wall built in wardrobes with sliding mirror doors, laminated wooden floor.

BEDROOM 3

11'3" x 9'10" into built in wardrobes. (3.45m x 3.00m into built in wardrobes.)
Having built in wardrobes with sliding mirrored doors, laminated wooden floor.

BATHROOM

Comprising corner bath, walk in electric shower, whb set in vanity unit, wc, chrome radiator, 1/2 tiled walls, tiled floor.

EXTERIOR FEATURES

Concrete yard to rear,
Tarmac parking.

ESTIMATED ANNUAL RATES

£1403.17 (JUNE 2021)

