

Exterior: Front garden laid in lawn with mature shrubs and hedging. Spacious paved driveway providing ample off-road parking. Raised decking area to the rear garden area.



P. McDermott

PROPERTY & MORTGAGES



**20 BRAEFIELD,
CLAUDY BT47 4DX**

This is a fantastic 3 bedroom detached family home located in the village of Claudy. It has been very well maintained both internally and externally and enjoys an excellent location within the Braefield development with panoramic views of the surrounding countryside from the rear garden. It is within easy walking distance of all local amenities including shops, pubs, schools, churches, health centre and public transport links.

Early viewing is recommended.

Additional Features:

- Oil Fired Heating
- uPVC Double Glazed Windows
- Blinds and Curtain Poles Included
- Detached Garage
- Beautiful Views from the Rear Garden
- CCTV and Burglar Alarm Installed

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 Email: pmcdprops@gmail.com

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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, uPVC front door, telephone point, laminate wooden floor, storage under stairs.

Living Room: 16'4 x 13' Feature bay window and open fire with back boiler, Sky & TV points. Laminate wooden floor, fitted vertical blinds.



Kitchen/Dining: 22'9 x 10'8 Excellent range of eye and low level fitted kitchen units incorporating cooker with 5 ring gas hob and electric double oven, fridge-freezer, glazed display units. Sliding patio doors leading to rear garden. Tiled floor, walls tiled between kitchen units. uPVC back door. TV point.



Ground Floor WC: 10'1 x 3'8 Low flush wc, pedestal wash hand basin. Walls fully tiled, floor tiled.



1st Floor Landing: Carpet to stairs and landing, shelved hot press.

Bedroom 1: 13'2 x 11' Range of fitted wardrobe furniture. Laminate wooden floor. Built-in wardrobe space.



Bedroom 2: 11'3 x 11' Range of fitted office desk space and shelving. Built-in wardrobe, laminate wooden floor.



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



Main Bathroom: 9'4 x 7'1 Suite includes low flush wc, pedestal wash hand basin and electric shower, walls 1/2 tiled and floor tiled.

