

Exterior: Front garden laid in lawn, rear garden area with paved patio.
Spacious tarmac rear yard offers ample off road parking.

Detached Garage: 17'10 x 11'11 Roller shutter door, pedestrian access door, lighting and power points.



P. McDermott

PROPERTY & MORTGAGES



**2 BRAEFIELD,
CLAUDY BT47 4DX**

This is a unique opportunity to purchase a fine property in the Braefield development in Claudy. It is very close to the local primary and secondary schools and within a few minutes walking distance of all other local amenities. It is also only 10 minutes drive from Derry City. It offers excellent accommodation in a highly sought after location. We recommend viewing at your earliest convenience.

Additional Features:

- Large Detached Home with Garage
- 4 Bedrooms
- 3 Bathrooms
- 3 Receptions
- Flexible Accommodation for Family Life and Home Working
- uPVC Double Glazed Windows
- Oil Fired Heating

PRICE: OFFERS AROUND £249,950

VIEWING: BY APPOINTMENT THROUGH AGENT

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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 and side light. Laminate wooden floor.

Living Room: 17'1 x 14'9 Feature open fire with ornate surround, cast iron inset and tiled hearth. TV points. French doors leading to rear garden, Bay window. Laminate wooden floor and wall lights.



Lounge: 13'1 x 11'8 Open fire with tiled inset and tiled hearth. TV points. Laminate wooden floor.

Kitchen: 13'4 x 12'11 Excellent range of eye and low level fitted kitchen units in a contemporary style finish, incorporating 1½ bowl sink with mixer taps, electric hob and oven, integrated 'Zanussi' dishwasher, integrated fridge freezer, glazed display cabinets. Walls tiled between kitchen units and floor tiled.



Dining Room: 13' x 11'5 Laminate wooden floor. French doors leading to conservatory.

Conservatory: 13'5 x 9'9 TV point, tiled floor.

Utility Room: 6'9 x 6'5 Single drainer sink with mixer taps, plumbed for washing machine. Tiled splash back, tiled floor. uPVC back door.

Ground Floor WC: 6'5 x 2'10 Low flush wc, pedestal wash hand basin. Tiled splash back and tiled floor.

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

Master Bedroom: 13' x 13'3 Carpet.



Bedroom 2: 12'7 x 11'8 Laminate wooden floor. Walk-in closet.

En Suite: 8'7 x 4'1 Low flush wc, pedestal wash hand basin, electric shower. Tiled floor.

Bedroom 3: 14'3 x 13' Carpet.

Bedroom 4: 9'5 x 8'2 Carpet.



Main Bathroom: 9'11 x 9'4 Suite includes low flush wc, pedestal wash hand basin, corner bath, electric shower. Walls ½ tiled, floor tiled.

