

Exterior: Front and back gardens laid in lawn, outside tap.



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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**17 CLAGGAN COTTAGES,
CLAUDY BT47 4DA**

Attractive four bedroom mid-terrace house located just outside the village of Claudy. It has been well maintained and cared for by the current owners and would be an ideal buy for either the investor or the first time buyer. Demand is high for this type of property, so early viewing is recommended.

Additional Features:

- Four Bedrooms
- Oil fired heating
- uPVC double glazed windows
- Located in a quiet semi-rural area just outside Claudy
- Excellent rental potential
- 15 Minutes from Derry city

PRICE: OFFERS AROUND £ 94,500
VIEWING: BY APPOINTMENT THROUGH AGENT

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Entrance Hall: uPVC front door and sidelight, laminate wooden Floor.

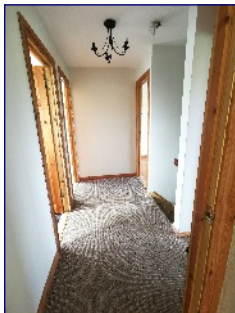
Living Room: 12'7" x 12'7" Feature open fire with tiled surround and tiled hearth, TV point



Kitchen / Dining Area: 14'8" x 9'10" Range of eye and low level fitted kitchen units in an oak finish incorporating 'Zanussi' electric hob and oven, 'LEC' fridge freezer, walls tiled between kitchen units, and vinyl flooring. uPVC back door.



1st Floor: Carpet to stairs and landing, shelved hotpress.



Bedroom 1: 12'7" x 11'5" Laminate wooden floor, built in wardrobe.

Bedroom 2: 12'4" x 11'6" (at widest point) Laminate wooden floor, built in wardrobe.



Bedroom 3: 8'11" x 7'1" Laminate wooden floor, built in storage.



Bedroom 4: 10'3" x 8'9" (at widest point) Laminate wooden floor.

Bathroom: 7'10" x 5'5" Suite includes low flush WC, wash hand basin, bath with electric shower over, walls part tiled, vinyl flooring and downlighters.

