

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£155,000



FOR SALE

44 Clanna Rury, Claudy, BT47 4FB

- SEMI DETACHED HOUSE
- PVC DOUBLE GLAZED WINDOWS
- OIL FIRED CENTRAL HEATING
- TARMACADAM DRIVEWAY
- YARD TO REAR
- CUL-DE-SAC LOCATION

VIEWING STRICTLY BY APPOINTMENT ONLY

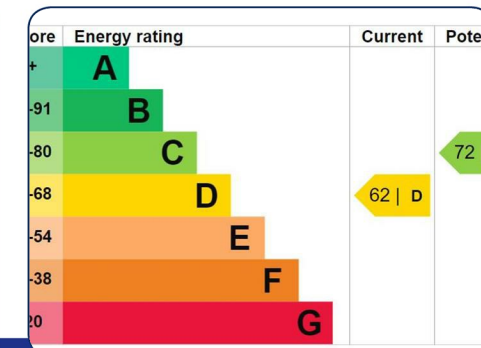
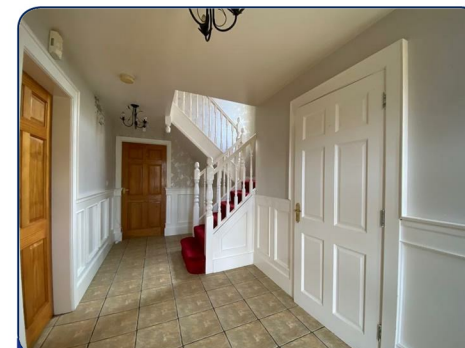
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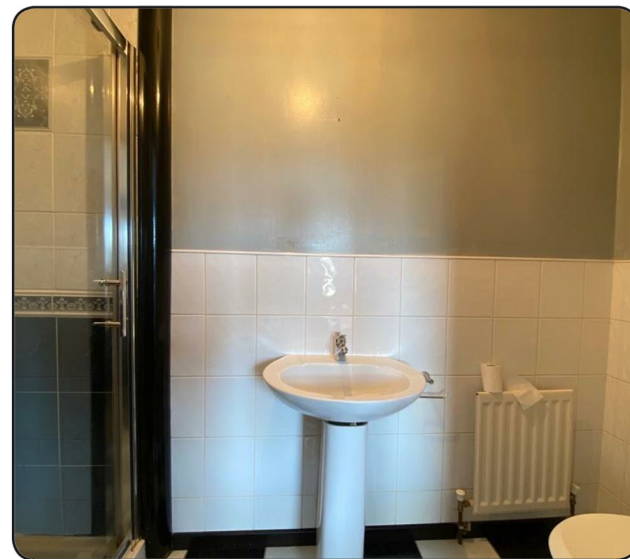


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ENTRANCE HALLWAY

Having tiled floor; half height wood panelling to walls; under stairs storage

GUEST TOILET

Comprising wash hand basin & WC; half tiled walls; tiled floor

LOUNGE

14'5' x 13'8' (4.39m' x 4.17m')
Having semi solid wooden floor; fireplace

KITCHEN

18'9' x 10'11' (5.72m' x 3.33m')
Having eye and low level units; hob; under oven; 1 1/2 bowl stainless steel sink unit with mixer taps; plumbed for automatic dishwasher; space for fridge / freezer; tiling between units; tiled floor; ample dining space with french doors to rear.

UTILITY ROOM

Having low level units with sink; plumbed for automatic washing machine; space for tumble dryer; tiled floor

FIRST FLOOR

Landing having hotpress

MASTER BEDROOM

13'8' x 10'7' (4.17m' x 3.23m')
Laminate wood floor

EN-SUITE

Comprising fully tiled walk in shower; wash hand basin and WC; half tiled walls; tiled floor.

BEDROOM 2

10'5' x 10'3' (3.18m' x 3.12m')
Laminate wood floor

BEDROOM 3

10'11' x 7'9' (3.33m' x 2.36m')
Laminate wood floor

BEDROOM 4

10'11' x 7'5' (3.33m' x 2.26m')
Laminate wood floor.

BATHROOM

Comprising bath; wash hand basin and WC; tiled walk in shower; half tiled walls; tiled floor

EXTERIOR FEATURES

Yard to rear

ESTIMATED ANNUAL RATES

