

Garage: 18'1 x 13'6 Powerpoints, electric lighting, up and over garage door

Exterior: Spacious paved parking area to the front, planted shrubs and flowerbeds. Two paved patio areas in rear garden. Offers excellent outdoor entertaining space, exterior lighting, well kept lawns bordered by high fencing and laurel hedging, offers excellent privacy.



P. McDermott

PROPERTY & MORTGAGES



**28 Braefield,
CLAUDY BT47 4DX**

We are delighted to bring to the market this exceptionally well finished four bedroom, three reception detached family home with garage. Local schools and shops are only a few minutes walk and it is also only a ten minute drive to Derry City. This property is very tastefully presented and offers well proportioned accommodation combined with a private rear garden and outdoor living space. This property is sure to appeal to a wide range of discerning purchasers seeking a top quality home in an excellent location.

Additional Features:

- Exceptionally well finished four bedroom detached family home
- Three receptions. Master ensuite with large dressing room.
- Enjoys a private plot within the highly regarded Braefield development, within a few minutes walk of all local amenities
- Integrated garage
- Oil fired heating
- Upvc double glazed windows.

PRICE: OFFERS AROUND £275,000
VIEWING: BY APPOINTMENT

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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.

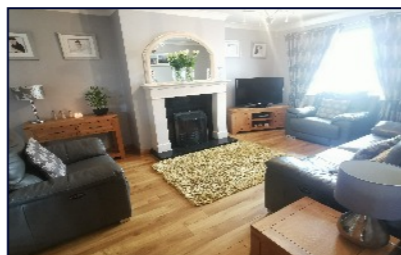
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

P. McDermott Property & Mortgages

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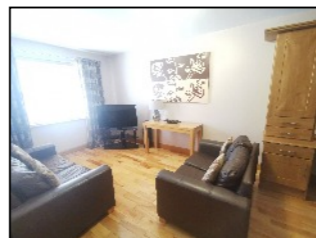
Entrance Hall: uPVC front door, tiled floor, storage under stairs, telephone point.

Living Room: 11'9 x 16'4 Feature open fire within marble surround, matching mantle mirror and tiled hearth. Semi solid oak flooring, french doors leading to kitchen and dining area. Sky & TV points, horizontal blinds, coving to ceiling.

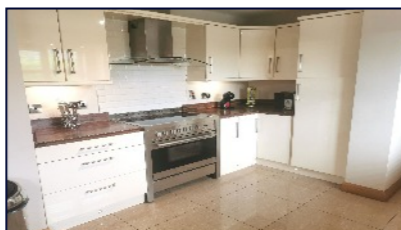


Ground floor wc: 6'10 x 3'2 Low flush wc, wash hand basin with vanity unit, heated towel rail, walls ½ tiled, floor tiled.

Lounge: 19'1 x 9'9 Range of fitted office furniture in an oak finish, Semi solid beech wooden floor, tv points, blinds.



Kitchen: 21'9 x 10'1 Excellent range of eye and low level fitted kitchen units in a contemporary style finish, incorporating 'Nordic' 5 ring electric range with oven, 'Indesit' integrated dishwasher. 'LG' American style fridge freezer 1 ½ bowl stainless steel sink with mixer taps, porcelain tiled floor.



Dining area: 11'8 x 11'1 French doors leading to living room, TV point, porcelain tiled floor.

Sun Room: 12'4 x 10'6 feature wood burning stove with tiled hearth, patio doors leading to rear garden area, porcelain tiled floor, TV points, downlighters, horizontal blinds.

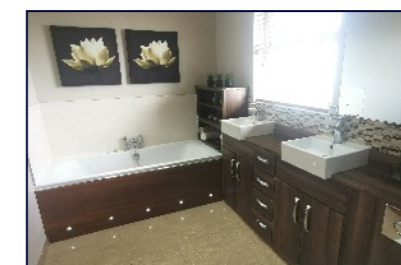


Utility room: 13'1 x 5'10 Range of eye and low level fitted kitchen units matching main kitchen, stainless steel single drainer sink with mixer taps, plumbed for washing machine, Upvc back door, porcelain tiled to floor.

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

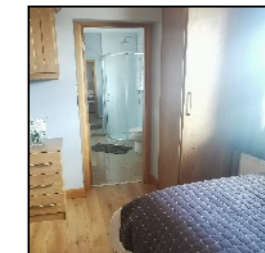
Master Bedroom : 18'4 x 13'1 Excellent range of fitted wardrobe furniture, carpet, horizontal blinds.

Dressing room: 15;1 x 9'9 Carpets, walk in wardrobe.



Ensuite: 13' x 6'5 suite includes jacuzzi, bath. Range of fitted vanity units with 'his & hers' wash hand basins with mixer taps, low level wc and mains power shower, downlighters, tiled splash back, tiled floor heated towel rail.

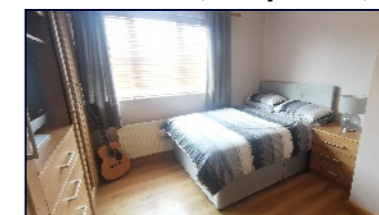
Bedroom 2: 11'9 x 10'1 Excellent range of fitted bedroom furniture laminate wooden floor.



En Suite: 9'8 x 5'9 low flush wc, wash hand basin, with vanity unit and mixer taps, mains power shower, heated towel rail, tiled floor, horizontal blinds.

Bedroom 3: 11'5 x 9' laminate wooden floor. Built in wardrobe.

Bedroom 4: 13'4 x 11'8 Range of fitted office furniture and wardrobe furniture, laminate wooden floor, TV points, horizontal blinds.



Main bathroom: 8'5 x 6'8 suite includes low flush wc, free standing bath with mixer taps, wash hand basin with vanity units, electric shower, heated towel rail, walls ½ tiled, floor tiled.

