

5 Sperrin Bawn, Claudy BT47 5GH

Exterior: Covered storage area with lighting. Flagged patio area and garden laid in lawn, outside tap. Front garden laid in lawn with planted beds, tarmac driveway provides ample off road parking.

Detached Shed: 15' x 10' Shed is insulated and has power points and lighting.



P. McDermott

PROPERTY & MORTGAGES



**5 SPERRIN BAWN,
CLAUDY BT47 5GH**

Excellent semi-detached family home located close to the village of Claudy and only 15 minutes drive to Derry city. Accommodation includes two receptions, two bathrooms and three generous bedrooms. It has recently benefited from a conversion of an integral garage to a large bright second reception room / play room with patio doors. It is ideally suited to the needs of modern lifestyles for young families, downsizers and first time buyers. It has been maintained and finished to a high standard and interest is expected to be high. Contact the agent for an early viewing.

Additional Features:

- Beautiful three bedroom family home close to Claudy
- High quality internal finish
- Three bedrooms, two bathrooms and two receptions
- Oil fired heating and wood burning stove
- Upvc double glazed windows and external doors
- Enclosed and private rear garden area.

PRICE: OFFERS AROUND £174,950

VIEWING: BY APPOINTMENT THROUGH AGENT

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- Entrance Hall:** uPVC front door, tiled floor, telephone point, internet point, storage under stairs.
- Living Room:** 14'6 x 11'10 Feature multi-fuel stove with back boiler, ornate surround and tiled hearth. TV and Sky points, fitted blinds, laminate wooden floor.



- Kitchen/Dining:** 15'3 x 14'2 (at widest point) Excellent range of eye and low level fitted kitchen units in a contemporary 'Beech' style finish, 5 ring 'Hotpoint' gas hob, electric oven, 'Bosch' dishwasher, 'Beko' fridge freezer, walls tiled between kitchen units, floor tiled. Down lighters, fitted blinds, patio doors.



- Utility Room:** 8'2 x 4'10 Low level fitted kitchen units and plumbed for washing machine, fitted storage units for cloaks.
- Ground Floor WC:** 6'4 x 3'11 Low flush wc, pedestal wash hand basin and mains power shower, walls fully tiled and floor tiled.
- Play Room:** 17' x 10'5 Laminate wooden floor, down lighters, TV points.
- Second Utility:** 10'4 x 5' Range of low level fitted kitchen units. Laminate wooden floor, uPVC backdoor.



- 1st Floor Landing:** Carpet to stairs and landing.
- Master Bedroom:** 12'5 x 10'2 Built in wardrobe unit, carpet.



- Bedroom 2:** 10'8 x 10'3 Laminate wooden floor, fitted blinds, TV points, cushion flooring.



- Bedroom 3:** 10'1 x 9'11 Fitted wardrobe unit, fitted blinds, cushion flooring.



- Main Bathroom:** 9'10 x 6'4 Suite includes low flush wc, pedestal wash hand basin, bath with electric shower above, walls fully tiled, floor tiled, hot press.

