

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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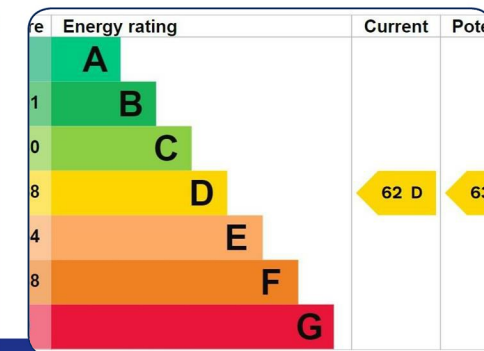
£220,000

FOR SALE



6 Carnanreagh Road, Claudy, BT47 4AU

- DETACHED BUNGALOW WITH OUTBUILDINGS
- 4 BEDROOM / 2 RECEPTION
- OIL FIRED & SOLID FUEL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- LAWNS TO FRONT, SIDE & REAR
- GARAGE/SHED
- CAR PORT
- EPC RATING - D



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ACCOMMODATION

VESTIBULE PORCH

Having tiled floor.

HALLWAY

Having cloaks cupboard, hotpress and laminated wooden floor.

LOUNGE

15'10" x 13'11" (4.83m x 4.24m)

Having fireplace, ceiling cornicing and laminated wooden floor.

FAMILY ROOM

13'10" x 13'4" (4.22m x 4.06m)

Having 'Stanley' cooker and tiled floor.

KITCHEN

13'3" x 10'11" (4.04m x 3.33m)

Having range of eye and low level units, tiling between units, matching pelmet over window, hob, double oven, extractor hood, 1 1/2 bowl stainless steel sink unit with mixer taps, integrated dishwasher, space for fridge, breakfast bar, tiled floor.

REAR HALLWAY

Having storage cupboard.

UTILITY ROOM

Having eye and low level units, tiling between units, sink unit, plumbed for washing machine, space for fridge / freezer and cooker, tiled floor.

GUEST WHB & WC

Having tiled floor.

BEDROOM 1

14'1" x 11'1" (4.29m x 3.38m)

Having built in wardrobes with cupboards over.

BEDROOM 2

14'7" x 11'10" (4.45m x 3.61m)

Having built in wardrobes, headboard and cupboards over, laminated wooden floor.

BEDROOM 3

11'3" x 11' (3.43m x 3.35m)

Having built in wardrobes, headboard and dressing table.

BEDROOM 4

11'5" x 10'9" (3.48m x 3.28m)

Having built in wardrobes, headboard and cupboards over, laminated wooden floor.

BATHROOM

Comprising bath, whb and wc, walk in shower, fully tiled walls and floor.

EXTERIOR FEATURES

SHED 34' x 20' Having sliding door and light.

Neat lawns to front, side and rear stocked with abundance of mature plants, trees and shrubs.

Walled to front with double entrance gates.

Concrete yard to rear leading to Car port & Shed.

Tarmac driveway

ESTIMATED ANNUAL RATES

£1476.72 (JUNE 2023)

