

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Waterside)
 34 Spencer Road, Londonderry BT47 6AA
 Tel. 02871347539
 waterside@danielhenry.co.uk
 www.danielhenry.co.uk



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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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Daniel Henry
 ESTATE AGENTS

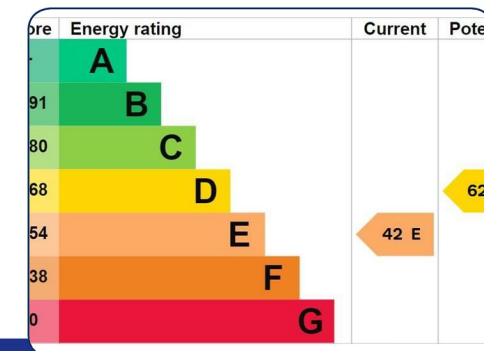
£210,000

FOR SALE

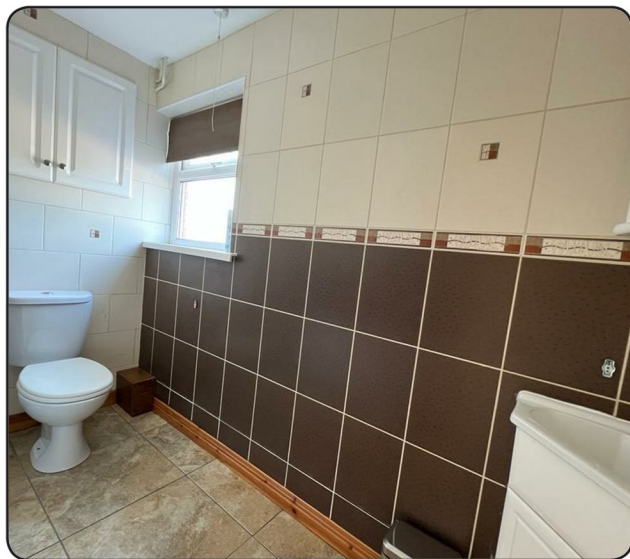
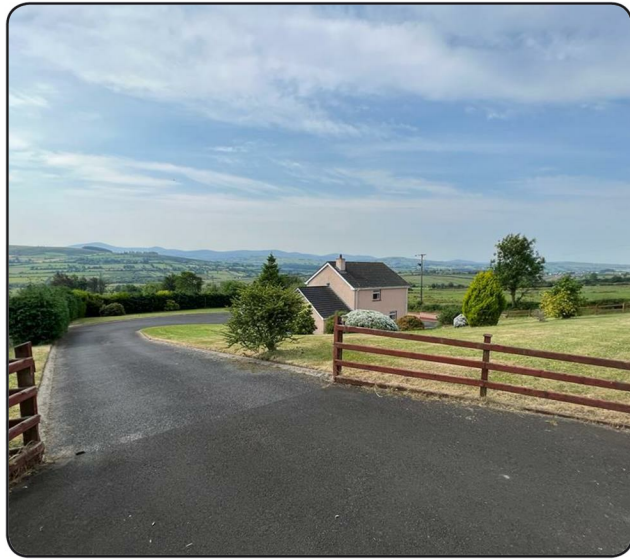


532 Baranait Road, Claudy, BT47 4EF

- DETACHED HOUSE
- 4 BEDROOM / 2 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- SECURITY SYSTEM INSTALLED
- GARAGE
- TARMAC DRIVEWAY
- EXCELLENT VIEWS OVER COUNTRYSIDE
- EPC RATING - E



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ACCOMMODATION

SUNROOM

12'7" x 12'2" (3.84m x 3.71m)
Having tiled floor, double doors leading to hallway, recessed lighting.

HALLWAY

Having tiled floor.

GUEST WHB & WC

Having tiled floor.

LOUNGE

14'3" x 12'5" (4.34m x 3.78m)
Having fireplace and laminated wooden floor.

KITCHEN

15'6" x 9'10" (4.72m x 3.00m)
Having range of eye and low level units, matching window pelmet, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, underoven, extractor hood, integrated fridge / freezer, tiled floor.

DINING ROOM / BEDROOM 4

9'2" x 8'11" (2.79m x 2.72m)
Having laminated wooden floor.

FIRST FLOOR

LANDING

Having large hotpress and laminated wooden floor.

BEDROOM 1

18'3" x 8'9" wp (5.56m x 2.67m wp)
Having laminated wooden floor.

BEDROOM 2

15'9" x 11'11" wp (4.80m x 3.63m wp)
Having laminated wooden floor.

BEDROOM 3

12'8" x 9'1" (3.86m x 2.77m)
Having laminated wooden floor.

BATHROOM

Comprising bath with hand shower attachment to taps, whb and wc, walk in electric shower, fully tiled walls.

INTEGRAL GARAGE

24'9" x 10'11" (7.54m x 3.33m)
Having roller door, light and power points, range of cupboards.

EXTERIOR FEATURES

Lawns to front, side and rear.
Fenced to front and side.
Driveway leading to extensive parking.
Stunning views over open countryside.

ESTIMATED ANNUAL RATES

£1318.50 (JUNE 2023)

