



42 Lower Ballyartan Road Claudy, BT47 3SY



Homepage Estate Agents are delighted to present this exceptional opportunity to acquire a truly unique property ideally located just 2 miles from Claudy Village, and a short commute to Derry City.

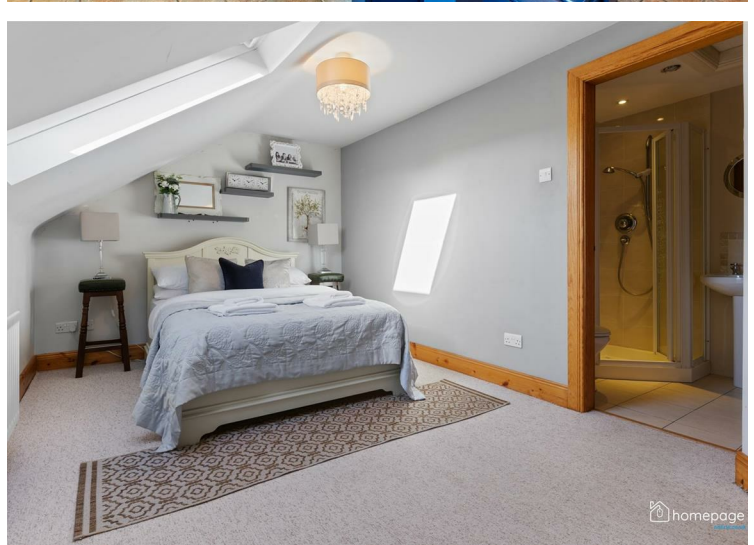
This hidden gem is set on a superb elevated hilltop site offering potential buyers a peaceful rural setting.

Extending to approx. 2,750 sq ft, the property is presented in very high standard throughout, and the spacious layout benefits from 3 reception rooms, modern kitchen design with integrated appliances, dining area, 5 bedrooms and 4 bathrooms, perfect for today's modern family.

The property further boasts a recently renovated studio apartment, offering a fully functional kitchenette, living space and private shower area, all with private enclosed rear garden.

- LARGE 2,750 SQ FT DETACHED RESIDENCE
- PRIVATE ELEVATED SETTING
- 5 BEDROOMS
- 3 RECEPTION ROOMS
- 4 BATHROOMS
- SELF CONTAINED STUDIO APARTMENT
- SOUGHT AFTER LOCATION

Offers over £310,000



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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