

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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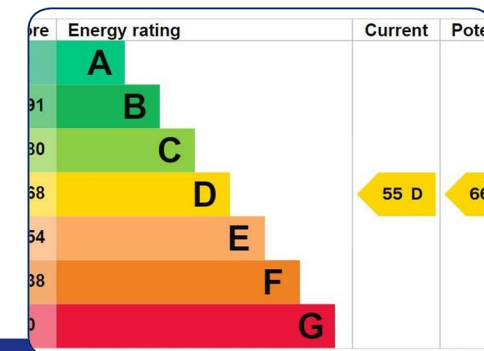
£300,000

FOR SALE

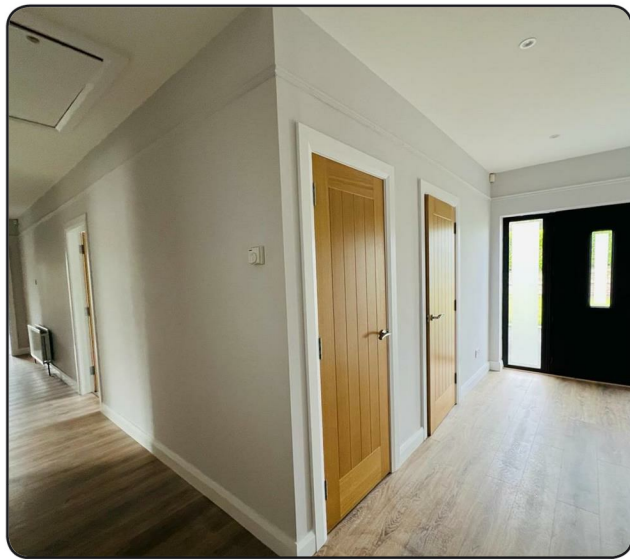
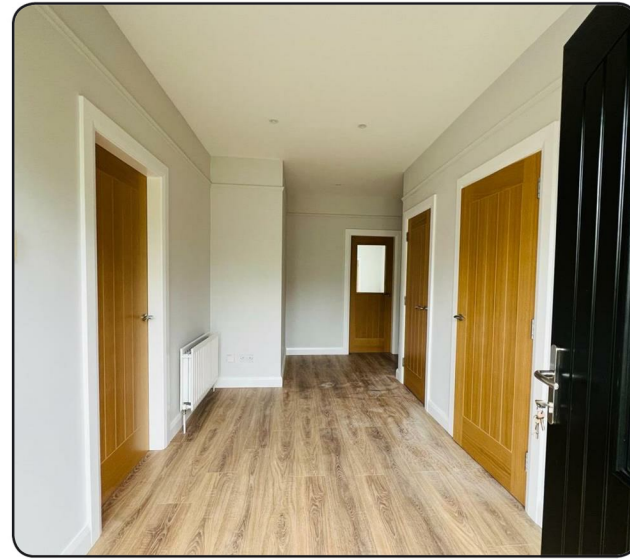
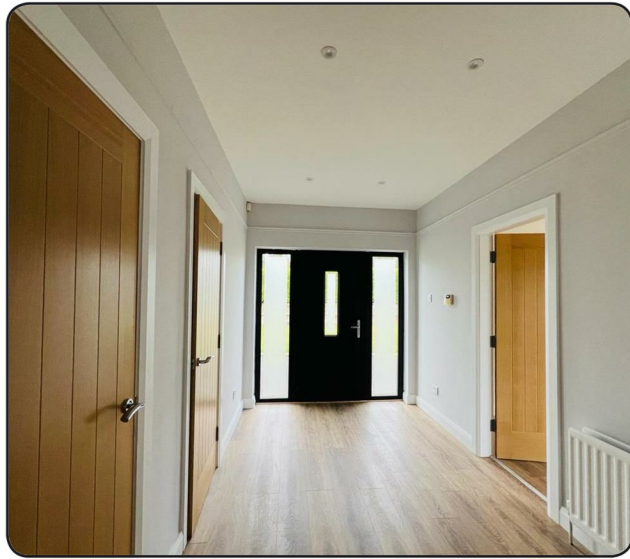


20 Ling Road, Claudy, BT47 4JS

- DETACHED SPLIT LEVEL HOUSE
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC EXTERIOR DOORS
- OAK INTERNAL DOORS
- RECENTLY REFURBISHED
- SECURITY SYSTEM
- GARAGE
- EPC RATING - D



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ACCOMMODATION

HALLWAY

Having airing cupboard, cloaks cupboard, recessed lighting, laminated wooden floor.

LOUNGE

25' x 13'5" (7.62m x 4.09m)

Having multi fuel stove sey on garnite hearth with brock surround, recessed lighting, laminated wooden floor, dual aspect, double doors leading to Kitchen.

KITCHEN / DINING AREA

23'10" x 19'3" (7.26m x 5.87m)

Having range of eye and low level units, single drainer stainless steel sink unit with mixer taps, centre island, hob, oven, extractor hood, space for American style fridge / freezer, integrated dishwasher, ample dining space, tiled floor, French doors leading to decked patio area, sliding patio doors to side.

UTILITY ROOM

15' x 6'5" (4.57m x 1.96m)

Having low level units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, tiled floor.

GUEST WHB & WC

Having tiled floor.

BEDROOM 4/FAMILY ROOM

19'3" x 14'6" (5.87m x 4.42m)

Having recessed lighting and laminated wooden floor.

MASTER BEDROOM

14'10" x 12'4" (4.52m x 3.76m)

Having walk in dressing room.

EN-SUITE

Comprising walk in shower, whb set in vanity unit, wc, chrome radiator, fully tiled walls and floor.

BEDROOM 2

12'7" x 10'3" (3.84m x 3.12m)

BEDROOM 3

12'8" x 9'8" (3.86m x 2.95m)

BATHROOM

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

GARAGE

19'3" x 14'6" (5.87m x 4.42m)

Having roller door, light and power points.

EXTERIOR FEATURES

Neat lawn to front. Extensive side lawn bordered by hedging and fence.

Decked patio area.

Tarmac driveway with pillars and double entrance gates.

ESTIMATED ANNUAL RATES

£1793.16 (APRIL 2024)

