

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
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.

Daniel
Henry
ESTATE AGENTS

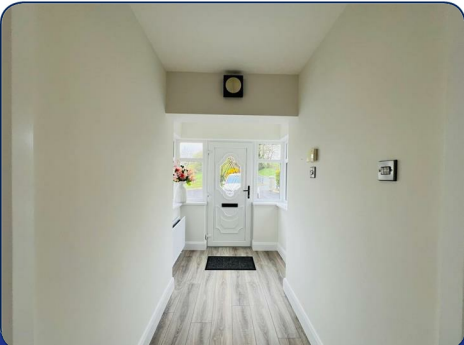
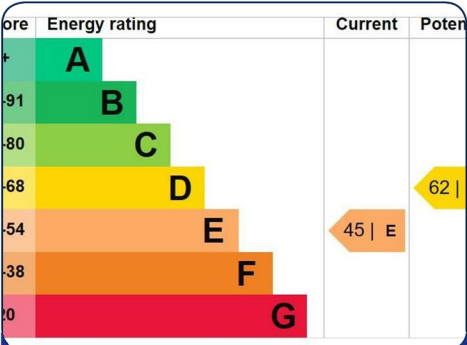
£219,950

FOR SALE

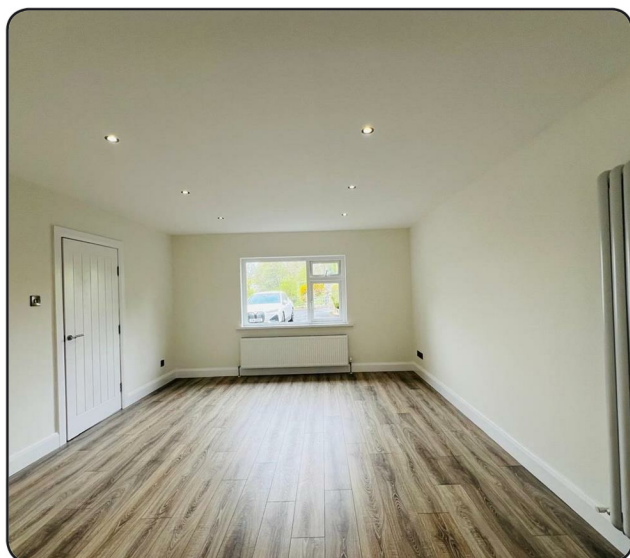


19 Carnanreagh Road, Claudy, BT47 4AU

- DETACHED BUNGALOW ON APPROX. 0.65 ACRE SITE
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT AND BACK DOORS
- OIL FIRED CENTRAL HEATING
- TARMAC DRIVEWAY
- LAWN TO REAR
- SECURITY SYSTEM INSTALLED
- LOWER GARDEN
- SHEDS
- EPC RATING - E



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ENTRANCE HALLWAY

Having hotpress, walk in cloaks cupboard, recessed lighting, laminated wooden floor.

LOUNGE

14'9" x 13'9" (4.50m x 4.19m)

Having fireplace with granite hearth, ceiling cornicing, laminated wooden floor.

KITCHEN / DINING AREA

26'11" x 13'4" wp (8.20m x 4.06m wp)

Having excellent range of eye and low level units, 1 1/2 bowl stainless steel sink unit with mixer taps, hob, oven, stainless steel extractor hood, plumbed for dishwasher, space for fridge / freezer, ample dining space, recessed lighting, laminated wooden floor.

BEDROOM 1

14'2 x 11'9' wp (4.32m x 3.58m' wp)

Having range of built in wardrobes, laminate wooden floor, additional built in wardrobe.

BEDROOM 2

13'8' x 11'9' (4.17m' x 3.58m')

Having built in wardrobe and laminated wooden floor.

BEDROOM 3

10'4 x 7'10' (3.15m x 2.39m')

BATHROOM

Comprising bath with electric shower over, shower screen, PVC cladding, whb set in vanity unit, wc, recessed lighting, chrome radiator.

EXTERIOR FEATURES

Tarmac driveway with flower beds. Neat lawn to rear.

Concrete yard to rear leading to shed and lower garden.

Two additional sheds

Fuel/store with light and power points

ESTIMATED ANNUAL RATES

£1222.32 (APRIL 2024)

