

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



VIEWING STRICTLY BY APPOINTMENT ONLY

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Daniel Henry
 ESTATE AGENTS

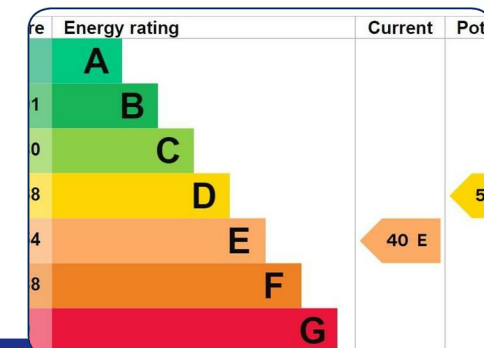
£259,950

FOR SALE

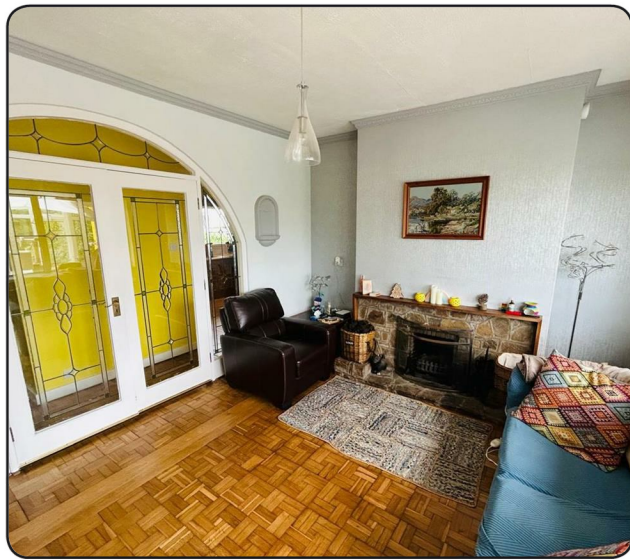


353 Glenshane Road, Claudy, BT47 4HP

- DETACHED BUNGALOW SET ON LARGE PLOT
- 4 BEDROOM/1 RECEPTION
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except veulx)
- PVC FRONT & FRENCH DOORS
- EXTERIOR AND GROUND FLOOR WHEELCHAIR ACCESSIBLE
- TARMAC DRIVEWAY
- EXTENSIVE LAWN TO REAR
- EPC RATING - E



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ACCOMMODATION

VESTIBULE PORCH

Having recessed lighting and tiled floor.

HALLWAY

Having Parquet woodblock flooring.

LOUNGE

15'10" x 11'10" wp (4.83m x 3.61m wp)

Having stone fireplace, ceiling corning and centre rose, Parquet flooring, door to Conservatory.

CONSERVATORY

14'3" x 12'8" (4.34m x 3.86m)

Having tiled floor, French doors to rear.

KITCHEN / DINING AREA

20'3" x 12'2" (6.17m x 3.71m)

Having range of eye and low level units, tiling between units, wired for cooker, extractor hood, plumbed for dishwasher, dining space, ceiling beams, recessed lighting, tiled floor.

UTILITY ROOM

10'7" x 5'10" (3.23m x 1.78m)

Having eye and low level units, tiling between units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, space for tumble dryer, double built in cupboard, tiled floor.

REAR HALLWAY

Having tiled floor.

BATHROOM / WET ROOM

15'5" x 12'8" (4.70m x 3.86m)

Comprising bath with mixer taps, electric shower, whb set in vanity unit, wc, bidet, recessed lighting, partly tiled walls, tiled floor.

BEDROOM 1

26'5" x 10'11" wp (8.05m x 3.33m wp)

Having built in wardrobes with sliding mirrored doors.

BEDROOM 2

10'11" x 10'11" (3.33m x 3.33m)

BEDROOM 3

10'10" x 9'1" (3.30m x 2.77m)

BEDROOM 4

8'4" x 8'3" (2.54m x 2.51m)

Having built in wardrobe.

FIRST FLOOR

ATTIC ROOM 1

15'4" x 10' (4.67m x 3.05m)

SHOWER ROOM

Comprising fully tiled walk in electric shower, whb set in vanity unit, wc.

DRESSING ROOM

Walk in Dressing Room

ATTIC ROOM 2

11'9" x 6'11" (3.58m x 2.11m)

EXTERIOR FEATURES

Neat lawn to front bordered by mature trees.

Pillars to front with double entrance gates.

Extensive lawn to rear.

Paved patio area to rear.

Tarmac driveway.

Boiler house.

ESTIMATED ANNUAL RATES

£1777.92 (JUNE 2024)

