



 **12 Gulf Road, Claudy, Londonderry, BT47 3TW**  
Offers over £425,000

 5  5  5  5

# 12 Gulf Road, Claudy, Londonderry, BT47 3TW

Homepage Estate Agents are delighted to present this excellent 5 bedroom detached property sitting on a mature site extending to approx 0.9 acres, with landscaped gardens laid out in lawns, plants, shrubs and enclosed privately with mature hedgerows.

Extending to circa 3,000 sq ft, the accommodation comprises a large reception hall, lounge with open fireplace, dining room, family room, conservatory, country style kitchen with dining area, utility room with WC and-hand basin.

This property boasts 5 large bedrooms with built-in storage, a master en-suite and a family bathroom. Accessed via a private driveway with parking to the front, side and rear, this property further benefits from a detached double garage with secure roller doors, and side carport.

Ideally situated just off the main A6 arterial route, it offers excellent commuter access to both Derry & Belfast, only 1.5 miles from Claudy and 7 miles from Derry City.



## ENTRANCE FOYER

16'2" x 13'10" (4.95 x 4.22)

## HALLWAY

16'4" x 7'10" (5.0 x 2.4)

## LIVING ROOM

21'1" x 15'11" (6.45 x 4.86)

## DINING ROOM

16'4" x 12'5" (5.0 x 3.8)

## SUNROOM

11'3" x 10'2" (3.45 x 3.1)

## FAMILY ROOM

16'2" x 11'10" (4.95 x 3.62)

## KITCHEN

15'7" x 13'10" (4.75 x 4.22)

## DINING AREA

19'4" x 10'2" (5.91 x 3.11)

## UTILITY

10'0" x 9'4" (3.06 x 2.85)

## W.C.

7'4" x 4'3" (2.26 x 1.3)

## HALLWAY

20'4" x 4'3" (6.2 x 1.3)

## MASTER BEDROOM

18'1" x 11'7" (5.53 x 3.55)

## ENSUITE

9'8" x 4'7" (2.95 x 1.4)

## BEDROOM 2

14'6" x 12'1" (4.42 x 3.69)

## BEDROOM 3

15'1" x 11'6" (4.6 x 3.51)

## BEDROOM 4

11'0" x 11'6" (3.36 x 3.51)

## BEDROOM 5 / OFFICE

11'11" x 8'8" (3.65 x 2.66)

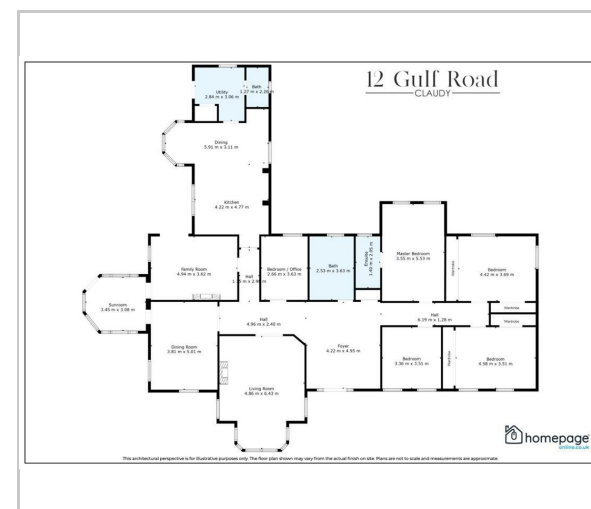
## FAMILY BATHROOM

11'10" x 8'4" (3.63 x 2.55)

## LOFT CONVERSION

## NOTES

## VIEWINGS



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland		Northern Ireland			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

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.

Homepage Estate Agents

Tel: 08000465102 | Email: info@clickhomepage.online

www.clickhomepage.online

