



7 Cumber View Claudy, BT47 4FG



Located in the popular Cumber View Development, Claudy village, this very well presented 4 bedroom semi-detached property is a perfect family home.

This 4 Bedroom home has a wide range of high quality internal and external features such as off street parking, private rear garden, paved patio and walkways, front door lighting, modern kitchen, tiling and carpets throughout, solid wood internal doors, storage space, tv points in bedrooms and Cat5 internet points.

Cumber View offers the very best of suburban living, being just minutes away from local amenities and leisure facilities. This modern development is a 15min commute from Derry/Londonderry making it the ideal choice for your new home.

Offering excellent living accommodation, stunning internal finishes and outdoor space this property is sure to appeal to a wide range of buyers.



Asking price £199,950

Viewing

Please contact our Homepage NI Office on 08000465102

if you wish to arrange a viewing appointment for this property or require further information.

- LARGE FAMILY HOME
- 4 BEDROOMS
- 3 BATHROOMS
- FEATURE SUN ROOM
- PRIVATE REAR GARDEN
- GARDEN ROOM SUITABLE FOR GAMES / OFFICE
- EXCEPTIONAL INTERNAL FEATURES
- OFF STREET PARKING
- SOUGHT AFTER LOCATION

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Northern Ireland		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.

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