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## House Type H Cumber View Claudy, BT47 4JX



This wonderful selection of 4 bed semi-detached homes are perfectly spread throughout the Cumber View Development.

With a wide range of high quality external and internal features such as off street parking, private rear garden, paved patio and walkways, front door lighting, built in kitchen, selection of tiling and carpets throughout, storage space, tv points in bedrooms, 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.

Cumber View is the perfect choice if you are looking for privacy, comfort and peace of mind.

Fyth developments are one of Northern Ireland's top residential home builders.

(some images are taken from a similar house type on a previous phase)

AVAILABLE SITES :  
Site 46 – Sale Agreed  
Site 46a – Sale Agreed

- Site 19 - Sale Agreed
- Site 20 - Sale Agreed
- Site 23 - For Sale
- Site 24 - Sale Agreed

### Asking price £225,000

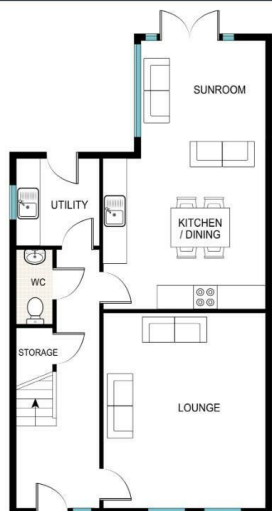
#### Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

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## CUMBER VIEW - House Type H



**GROUND FLOOR PLAN**

Lounge - 5.0m x 4.2m

Kitchen / Dining - 4.0m x 3.3m

Sunroom - 3.3m x 3.0m



**FIRST FLOOR PLAN**

Bedroom 1 - 3.6m x 3.5m

Bedroom 2 - 3.0m x 2.1m

Bedroom 3 - 4.1m x 2.2m

Bedroom 4 - 2.9m x 2.5m

**TOTAL FLOOR AREA - 1,360 sq ft**

This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Northern Ireland**

EU Directive 2002/91/EC

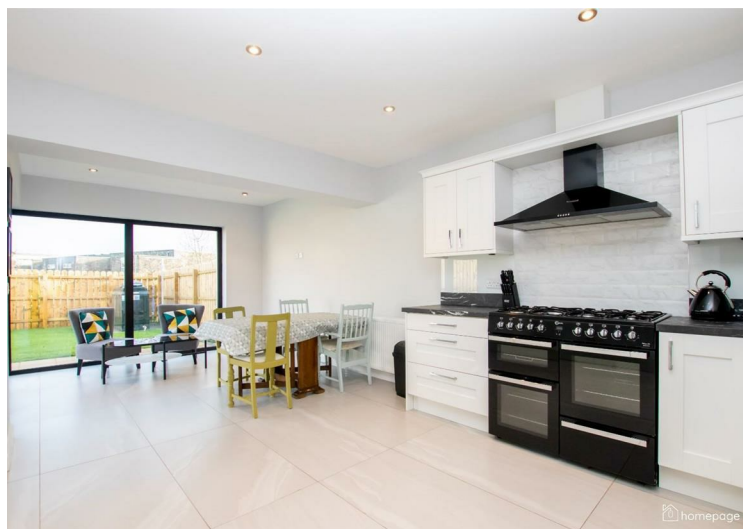
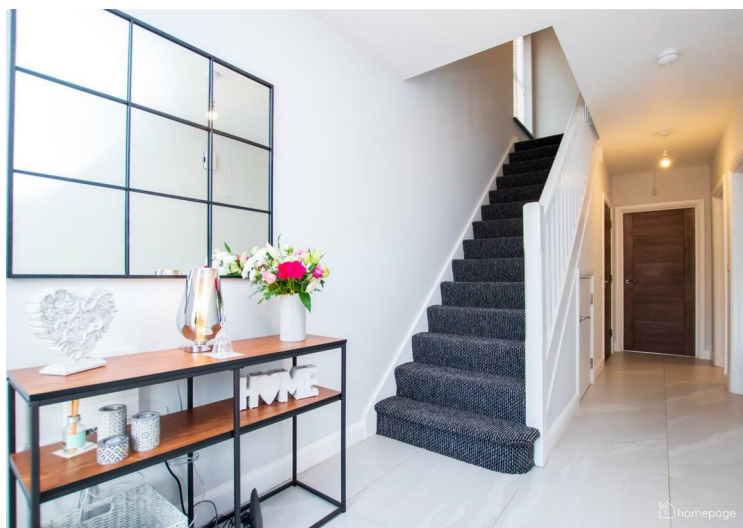


## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

**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.

Homepage Estate Agents

Tel: 08000465102 | Email: info@clickhomepage.online

www.clickhomepage.online

