



## Type F Cumber View Claudy, BT47 4FG



These perfectly situated 4 bedroom detached homes tick all the boxes for a growing family.

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)

- 4 BEDROOMS
- DETACHED
- FEATURE SUN ROOM
- TURN KEY SPECIFICATION
- OFCH
- OFF STREET PARKING
- 1,495 SQ FT

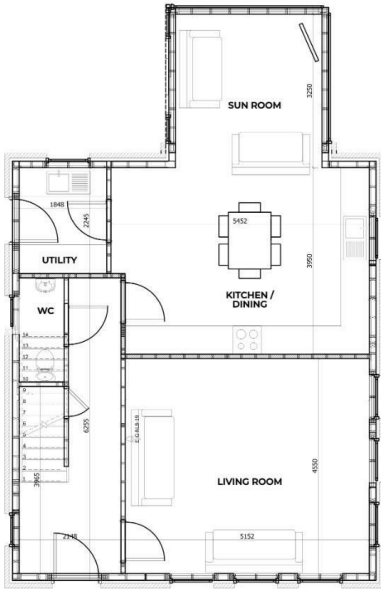
### Asking Price £248,950

#### Viewing

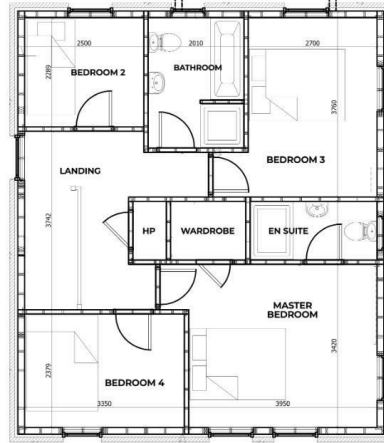
Please contact our Homepage NI Office on 08000465102

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

## HOUSE TYPE F - Cumber View, Claudy



GROUND FLOOR PLAN



FIRST FLOOR PLAN

TOTAL FLOOR AREA - 1,495 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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