



10 Mulderg Cottages Claudy, BT47 4HF



Homepage Estate Agents are delighted to offer for sale this well presented three bedroom bungalow set within a quiet rural setting just outside Claudy.

This recently refurbished property offers well laid out accommodation comprising a bright living room, kitchen / dining area, utility room, WC and additional storage. There are three well proportioned bedrooms, along with a family bathroom. The property further benefits from attic trusses, offering excellent potential for future conversion.

Externally the property is set on an elevated site with stunning views, ample driveway parking and benefits from a substantial detached shed and garden room. This impressive space is ideal for a range of uses including home business, gym, storage or further development potential, making it a key feature of this beautiful property.

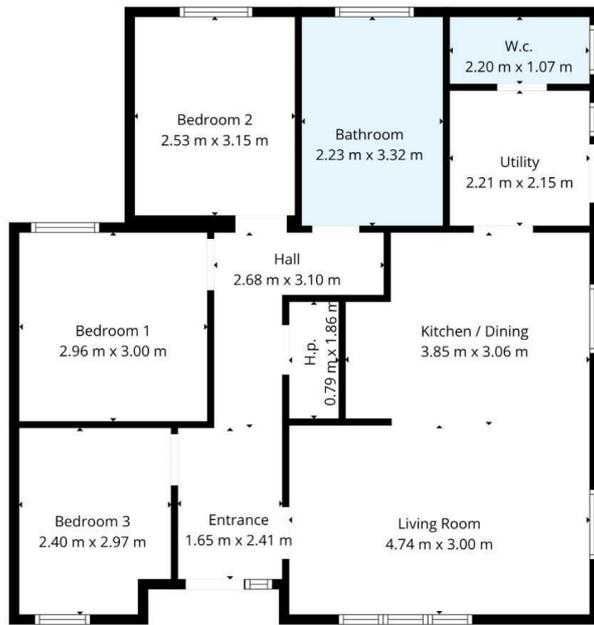
The setting offers a peaceful countryside location while remaining convenient to Claudy village and surrounding amenities. Offering excellent living accommodation and outdoor space this property is sure to appeal to a wide range of buyers.

£184,950

- THREE BEDROOM BUNGALOW
- QUIET RURAL LOCATION
- OPEN PLAN KITCHEN / DINING
- SEPERATE UTILITY & W.C.
- RECENTLY REFURBISHED
- CONTEMPORARY FINISHES THROUGHOUT
- ATTIC TRUSSES FOR FUTURE CONVERSION
- LARGE DETACHED SHED & GARDEN ROOM
- CONVENIENT TO CLAUDY VILLAGE
- SOUGHT AFTER LOCATION

10 Mulderg Cottages

CLAUDY



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
<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 (CO₂) 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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