

SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Daniel
Henry
ESTATE AGENTS

£280,000

FOR SALE



15 Teenaght Road, Claudy, BT47 4AN

- FARMHOUSE WITH LAND - APPROX 28 ACRES
- HOUSE COMPRISING 3 BEDROOM/2 RECEPTION HOUSE
- RANGE OF OUTBUILDINGS
- LANDS AT TEENAGHT ROAD (approx 12 acres) & LEARMOUNT ROAD (approx 16 acres)
- MOSTLY ARABLE
- APPROX 3 MILES FROM CLAUDY VILLAGE
- FARMHOUSE REQUIRES MODERNISATION

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Daniel Henry (Waterside)
34 Spencer Road, Londonderry BT47 6AA
Tel. 02871347539
waterside@danielhenry.co.uk
www.danielhenry.co.uk

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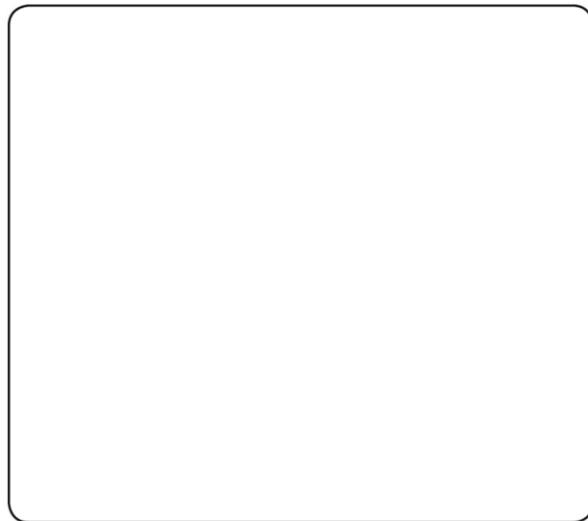
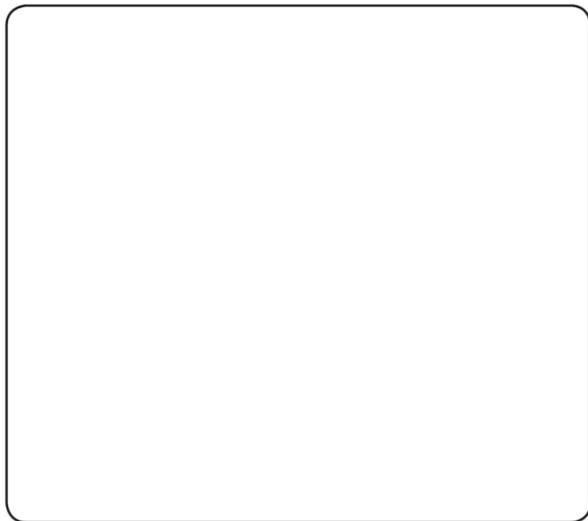
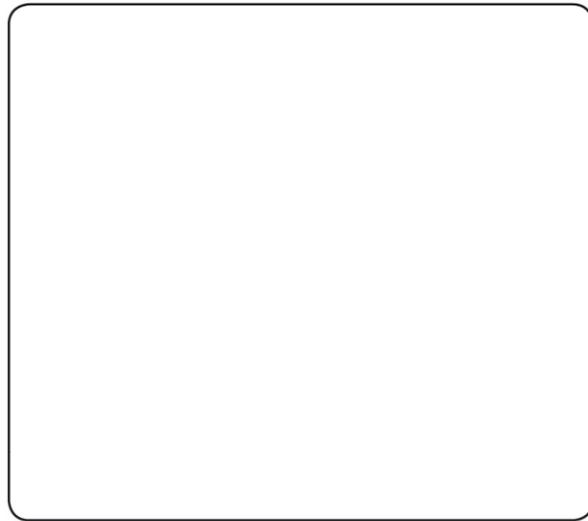
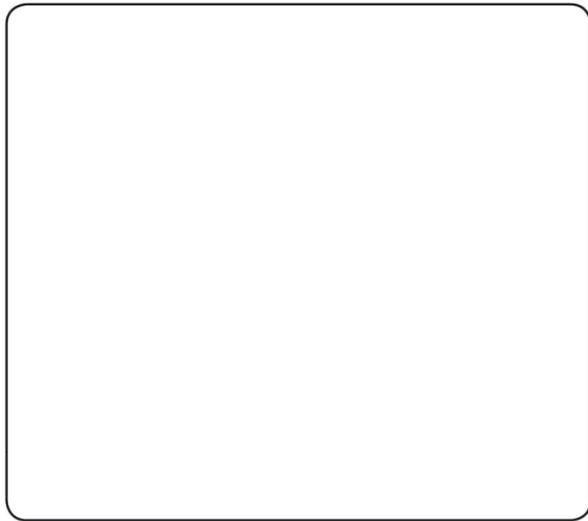
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5. Any areas, measurements or distances referred to herein are approximate only.
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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ACCOMMODATION

HALLWAY

LOUNGE

15' x 13'1" (4.57m x 3.99m)
Having tiled fireplace with back boiler.

SITTING ROOM

15' x 12'9" (4.57m x 3.89m)
Having tiled fireplace and ceiling cornicing.

KITCHEN

7'10" x 7'5" (2.39m x 2.26m)
Having low level units, sink unit, wired for cooker, plumbed for dishwasher.

UTILITY ROOM

8' x 6'11" (2.44m x 2.11m)
Having eye and low level units.

FIRST FLOOR

LANDING

Having dual aspect.

BEDROOM 1

14'3" x 8'10" (4.34m x 2.69m)

BEDROOM 2

12' x 7'3" (3.66m x 2.21m)

BEDROOM 3

12' x 7'3" (3.66m x 2.21m)

SHOWER ROOM

8'10" x 7'1" (2.69m x 2.16m)
Comprising electric shower, whb and wc, partly tiled walls.

EXTERIOR FEATURES

Extensive mature lawns to front.
Range of outbuildings.

ESTIMATED ANNUAL RATES

£800.06 (SEPT 2024)

LANDS

TEENAGHT ROAD - APPROX 12 ACRES
LEARMOUNT ROAD - APPROX 16 ACRES

MAPS ALSO AVAILABLE

For further details and viewings please contact Daniel Henry Estate Agents.