

**Superb 5 Bed Family Home  
Plus Additional 2 Bed Bungalow (Fully Let)**

**196 Muldonagh Road,  
Claudy, Londonderry, BT47 4EJ**



**Asking Price £399,950**

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)





## KEY FEATURES

- Attractive Detached Family Home
- Superb 5 Bed Family Home Plus Additional 2 Bed Bungalow (Fully Let)
- Exceptionally Well Presented And Spacious Accommodation Extending To Approximately 4,200 Sq Ft
- Five Double Bedrooms
- Five Reception Rooms
- High Quality Kitchen With Central Island Unit
- Separate Utility And Downstairs Cloakroom
- Family Bathroom, Two Ensuites Plus Shower Room
- Oil Fired Central Heating And Double Glazing
- Alarm System Installed
- Additional Self-Contained Bungalow With Two Bedrooms (Both With Ensuite), Kitchen And Living/Dining Area
- Detached Garage With Floored Area Above And Generous Driveway Parking
- Substantial Site Extending To Approximately 2.2 Acres With Pleasant Countryside Views
- Ideal For The Growing Family In Today's Market
- Popular And Sought After Semi-Rural Location, 15 Minutes From Derry/Londonderry And Approximately An Hour From Belfast



## SUMMARY

The Muldonagh Road is a pleasant semi-rural location set a short commute from Derry/Londonderry which is approximately 15 minutes away with Belfast just over an hour away.

The property itself provides exceptionally well appointed family accommodation extending to in excess of 4,200 sq ft, providing a layout of five bedrooms, five reception rooms, together with high quality kitchen, bathroom, shower room and ensuite facilities. In addition, there is the added benefit of a self-contained two bedroom bungalow ideally for a semi-dependent relative.

The site extends to approximately 2.2 acres laid predominantly in lawns with generous driveway parking and substantial detached garage.

Likely to be of interest to the growing family in today's market. Viewing of this exceptional home is by private appointment through our South Belfast office on 028 9066 8888.







## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

**25' 8" x 7' 2" (7.82m x 2.18m)**

PVC front door. Ceramic tiled floor. Low voltage lighting.

#### DRAWING ROOM:

**23' 2" x 13' 0" (7.06m x 3.96m)**

Attractive feature fireplace with cast iron multi-fuel burning stove. Wood strip oak flooring. Low voltage lighting.



#### LIVING ROOM:

**20' 5" x 13' 4" (6.22m x 4.06m)**

Laminate floor. Low voltage lighting.

#### BEDROOM (5):

**13' 3" x 12' 0" (4.04m x 3.66m)**

Oak wood strip flooring. Low voltage lighting.

#### SHOWER ROOM:

Fully tiled shower enclosure. Low flush WC. Wash hand basin and vanity unit. Fully tiled walls and floor. Low voltage lighting. Heated towel rail.







#### KITCHEN:

**21' 4" x 19' 6" (6.5m x 5.94m)**

Excellent range of high and low level units. 1.5 tub single drainer sink unit. Granite worktops. Central island unit with seating area. Recess for cooker and American style fridge freezer. Plumbed for dishwasher. Ceramic tiled floor. Low voltage lighting.

#### DINING ROOM:

**15' 3" x 11' 9" (4.65m x 3.58m)**

Laminate floor. Doors to side garden.

#### FAMILY ROOM:

**15' 7" x 14' 7" (4.75m x 4.44m)**

Laminate floor. Low voltage lighting.

#### SUN ROOM:

**15' 4" x 14' 0" (4.67m x 4.27m)**

Ceramic tiled floor. Double doors to rear. Views over surrounding countryside.





**REAR HALLWAY:**

**UTILITY ROOM:**

**11' 0" x 9' 4" (3.35m x 2.84m)**

High and low level units. Single drainer sink unit. Plumbed for washing machine.

**CLOAKROOM:**

Low flush WC. Wash hand basin. Ceramic tiled floor. Fully tiled walls.

**FIRST FLOOR**

**MASTER BEDROOM:**

**18' 2" x 13' 4" (5.54m x 4.06m)**

Low voltage lighting.

**DRESSING ROOM:**

Range of built-in units. Laminate floor.

**ENSUITE:**

Fully tiled shower enclosure. Low flush WC. Wash hand basin and vanity unit. Heated towel rail. Ceramic tiled floor. Fully tiled walls.

**BEDROOM (2):**

**20' 5" x 13' 7" (6.22m x 4.14m)**

Laminate floor. Range of fitted units. Low voltage lighting.

**BEDROOM (3):**

**13' 3" x 12' 9" (4.04m x 3.89m)**

Built-in robe. Laminate floor. Low voltage lighting.

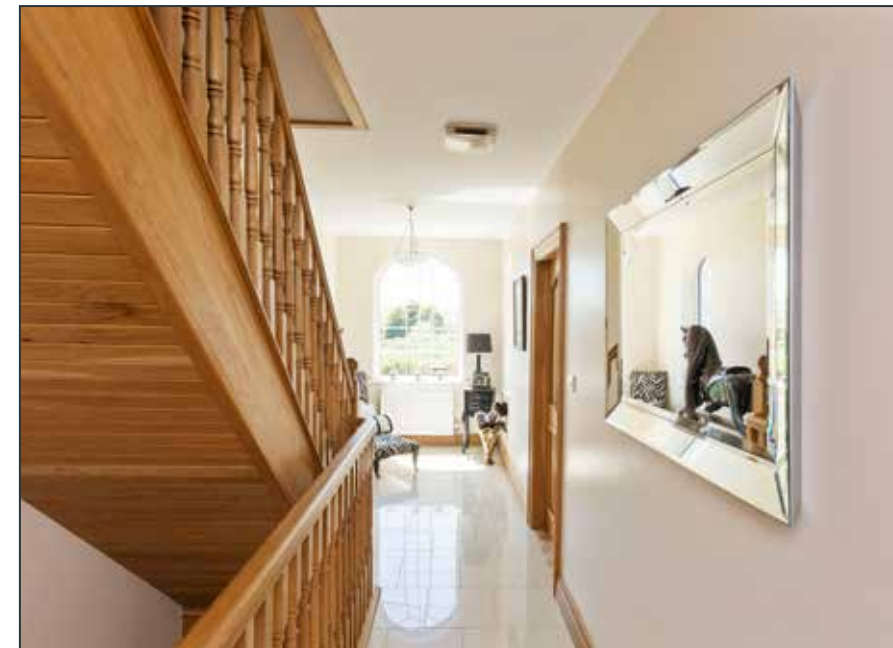
**BATHROOM:**

**9' 5" x 8' 8" (2.87m x 2.64m)**

Jacuzzi bath. Low flush WC. Pedestal wash hand basin and vanity unit. Heated towel rail. Fully tiled walls and floor.

**SPACIOUS LANDING:**

Hotpress.





## SECOND FLOOR

### BEDROOM (4):

17' 5" x 13' 7" (5.31m x 4.14m)

Oak flooring.

### DRESSING ROOM:

### ENSUITE:

Fully tiled shower enclosure. Low flush WC. Wash hand basin with vanity unit. Heated towel rail. Ceramic tiled floor.

### OUTSIDE

Overall site extending to 2.2 acres predominantly in lawns.

### ADDITIONAL BUNGALOW:

Two bedrooms (both with ensuites), kitchen and living room open to dining room.

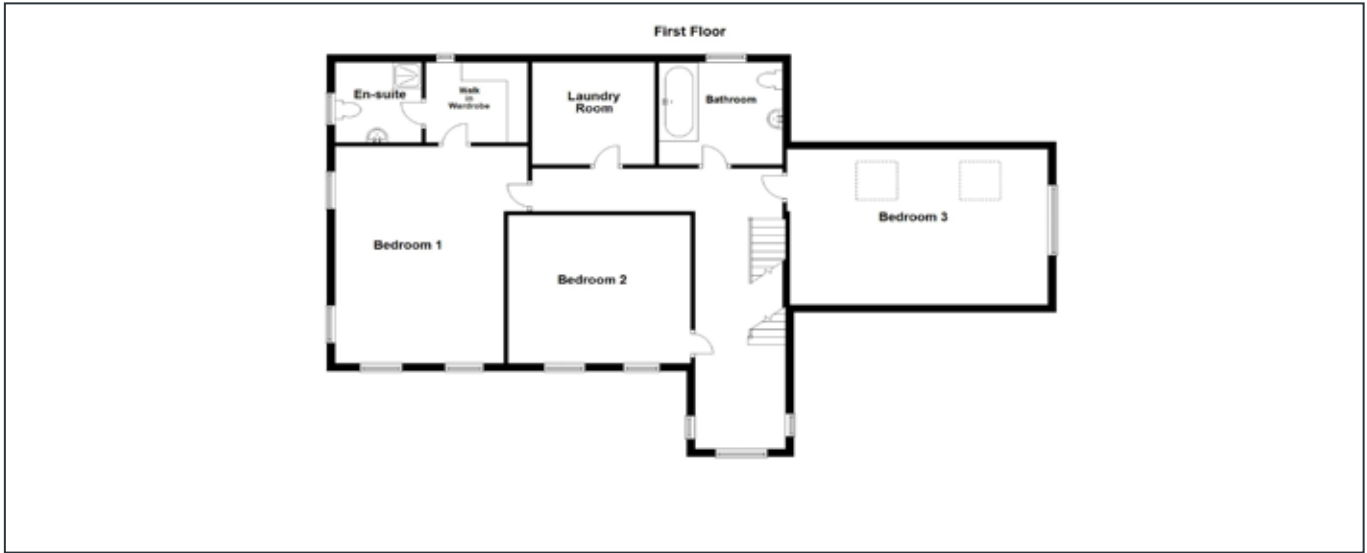
### DETACHED GARAGE:

39' 5" x 24' 5" (12.01m x 7.44m)

Roller door. Light and power. Oil fired boiler.

### FLOORED ABOVE:

39' 0" x 13' 0" (11.89m x 3.96m)





# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)

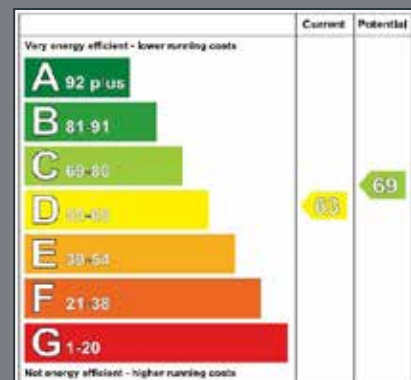


## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/G/19/FB



EPC REF: 9899-6983-0289-6766-1914

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
60 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.