

**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**



**VIEWING STRICTLY BY APPOINTMENT ONLY**

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**Daniel Henry**  
ESTATE AGENTS

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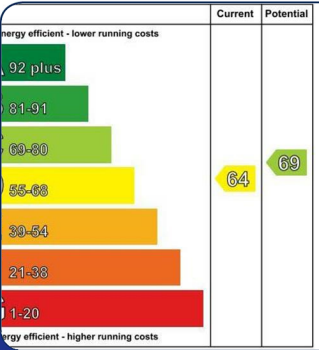
£199,950

**FOR SALE**



**34 Braefield, Claudy, BT47 4DX**

- DETACHED HOUSE
- 5 BEDROOMS / 3 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS
- PVC FRONT & BACK DOORS
- CUL-DE-SAC LOCATION
- BLINDS INCLUDED IN SALE
- SECURITY SYSTEM INSTALLED
- EPC RATING D



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# ACCOMMODATION

## HALLWAY

Having hotpress, understairs storage, wooden floor. Toilet and whb off having tiled floor.

## LOUNGE

16'3" x 11'8" (4.95m x 3.56m)

Having multi fuel stove, ceiling cornicing and centre rose, wooden floor.

## KITCHEN / DINING AREA

22'9" x 12'2" (6.93m x 3.71m)

Having range of eye and low level units with concealed lighting under, matching pelmet over window with recessed lighting and matching extractor hood, gas hob, electric underoven, integrated fridge / freezer and dishwasher, breakfast bar, ample dining space, tiled floor, double doors leading to Sun Room.

## SUN ROOM

13' x 11'10" (3.96m x 3.61m)

Having tiled floor and French doors leading to side.

## FAMILY ROOM

14' x 11'8" (to widest points) (4.27m x 3.56m (to widest points))

Having recessed lighting.

## UTILITY ROOM

11'8" x 4'9" (3.56m x 1.45m)

Having units, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, tiled floor.

## FIRST FLOOR

### LANDING

Having feature arch window.

### MASTER BEDROOM

22' x 11'8" (to widest points) (6.71m x 3.56m (to widest points))

Having recessed lighting, walk in dressing room with wall to wall built in wardrobes.

### EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, recessed lighting, 1/2 tiled walls, tiled floor.

### BEDROOM 2

14'9" x 11'9" (4.50m x 3.58m)

### EN-SUITE

Comprising fully tiled walk in electric shower, whb and wc, 1/2 tiled walls, tiled floor.

### BEDROOM 3

10'8" x 9'9" (3.25m x 2.97m)

### BEDROOM 4

12'3" x 7'9" (3.73m x 2.36m)

### BEDROOM 5

8'11" x 7'9" (2.72m x 2.36m)

Having laminated wooden floor.

### BATHROOM

Comprising bath, whb and wc, fully tiled walk in electric shower, 1/2 tiled walls, tiled floor.

### EXTERIOR FEATURES

Neat lawn to front.

Neat lawn to rear enclosed by fence.

Steps leading to raised decked patio area.

Outside light and tap.

Tarmac driveway.

Covered storage area with roller door, light and power points.

Covered alcove that could be used as clothes drying space.

Garden shed 12' x 10' (approx)

