



House Type D Cumber View Claudy, BT47 4JX



This wonderful selection of 4 bed semi-detached homes are perfectly spread throughout the Cumber View Development.

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.

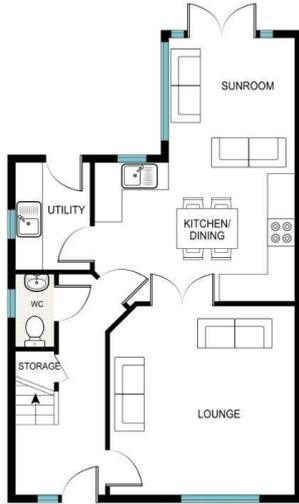
- 4 BEDROOMS
- SEMI-DETACHED
- OPEN PLAN LIVING
- FEATURE SUN ROOM
- TURN KEY SPECIFICATION
- OFCH
- OFF STREET PARKING
- ENCLOSED REAR GARDEN
- 1,256 SQ FT

Asking Price £194,950

Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

CUMBER VIEW - House Type D



GROUND FLOOR PLAN

Lounge - 4.6m x 4.5m
 Kitchen / Dining - 4.8m x 3.4m
 Sunroom - 3.0m x 3.1m



FIRST FLOOR PLAN

Bedroom 1 - 3.4m x 3.2m
 Bedroom 2 - 3.6m x 2.4m
 Bedroom 3 - 2.6m x 2.2m
 Bedroom 4 - 3.0m x 2.0m

TOTAL FLOOR AREA - 1,256 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
<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



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