



3 Cumber View Derry / Londonderry, BT47 4FG



Located in the popular Cumber View Development, Claudy village, this very well presented 4 bedroom detached property is a perfect family home.

This 4 Bedroom home has a wide range of high quality internal and external features such as off street parking, private rear garden, paved, front door lighting, stunning modern new kitchen, tiling and carpets throughout, solid wood internal doors, storage space, tv points in bedrooms and 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.

Offering excellent living accommodation, stunning internal finishes and outdoor space this property is sure to appeal to a wide range of buyers

- LARGE FAMILY HOME
- 4 BEDROOM DETACHED
- 3 BATHROOMS
- FEATURE SUN ROOM
- SIGNIFICANT RECENT UPGRADES
- STUNNING INTERNAL FINISHES
- PRIVATE REAR GARDEN
- OFF STREET PARKING
- SOUGHT AFTER LOCATION

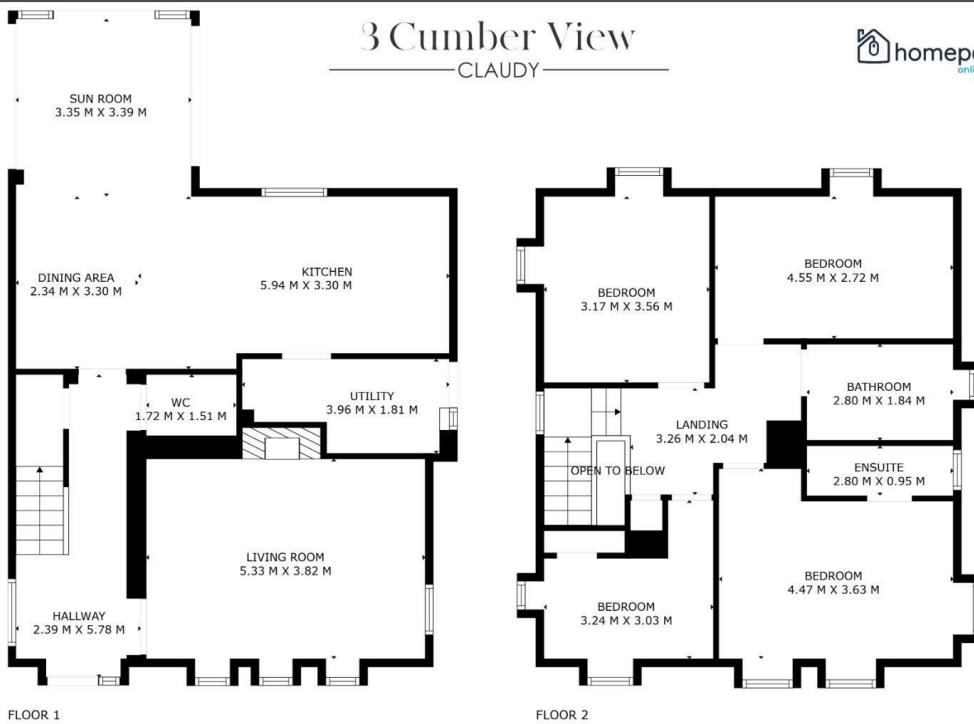
Offers over £279,950

Viewing

Please contact our Homepage Estate Agents Office on 028 7187 6261

if you wish to arrange a viewing appointment for this property or require further information.

3 Cumber View — CLAUDY —



FLOOR 1

FLOOR 2

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Northern Ireland

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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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