



## 18 Sperrin Bawn Claudy, BT47 4GH



A 3 bedroom semi detached home located in the quiet cul-de-sac of Sperrin Bawn. Perfect first time buyer opportunity or buy to let investment.

This property extends to approximately 1,194 sqft. Offering well proportioned living, kitchen and dining space, with separate utility and downstairs WC, 3 good sized bedrooms with master ensuite, shelved storage and hotpress.



The external features include off street tarmac driveway and grassed side garden, fenced rear garden with artificial laid grass, freshly paved patio area and wooden garden shed.

- Private tarmac driveway
- Raised patio area
- Enclosed rear garden
- Ensuite bathroom
- Downstairs WC

### Offers over £144,950

#### Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> 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 firms employment has the authority to make or give any representation or warranty in respect of the property.