



**SALE AGREED**

## 55 Cumber View Claudy, BT47 4FG



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

Offering excellent living accommodation and outdoor space this property is sure to appeal to a wide range of buyers.

This 4 Bedroom home has a wide range of high quality internal and external features such as off street parking, private rear garden, paved patio and walkways, front door lighting, modern 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.

- 4 BEDROOMS
- EXCEPTIONAL INTERNAL FEATURES
- SUN ROOM
- WOOD BURNING STOVE
- OFF STREET PARKING
- PRIVATE REAR GARDEN

**POA**



### Viewing

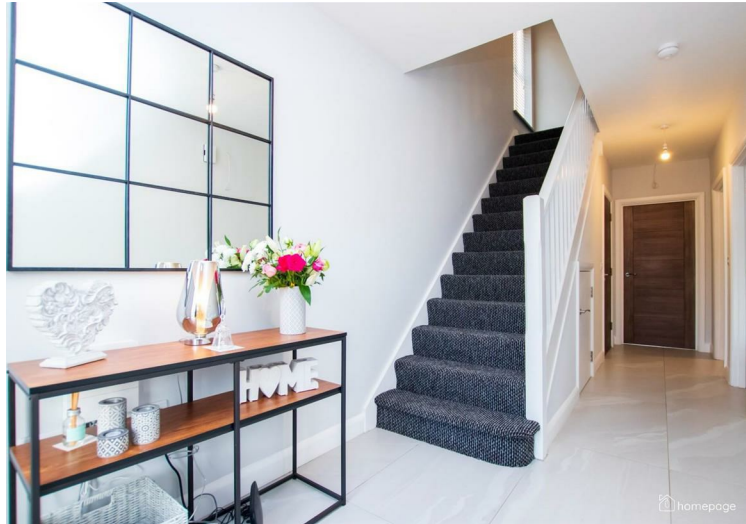
Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>85</b>	<b>85</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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland		EU Directive 2002/91/EC 



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