

FOR SALE

15 The Oaklands, Claudy, BT47 4FF

Three-Bedroom Mid Terrace Dwelling - Offered with Vacant Possession

LOCATION

Claudy is a village situated approximately 13 miles south-east of Derry City and 8 miles north-west of Dungiven.

The village provides a range of local amenities and services, including shops, schools, recreational facilities and community services. Claudy benefits from convenient road connections to the surrounding towns, A6 dual carriageway and Derry City, providing access to employment, education and wider retail and leisure facilities.

DESCRIPTION

Three-bedroom mid-terrace house benefiting from a rear garden and first-floor French doors The property comprises two bathrooms and an en-suite, with oil heating and electric showers. Features include tiled flooring downstairs, laminate flooring in the living room, PVC windows throughout, sash windows to the front elevation, downstairs WC, and under-stair storage. The kitchen and utility room is fitted with a range of appliances including a dishwasher, fridge/freezer, washing machine and tumble dryer.

ACCOMMODATION

DESCRIPTION		
Ground Floor		
Kitchen	15'1" x 12'6"	4.6m x 3.8m
Living Area	14'9" × 11'6"	4.5m x 3.5m
Utility	8'10" × 6'7"	2.7m x 2.0m
W.C	5'11" × 3'7"	1.8m x 1.1m
First Floor		
Bedroom (Including en-suite)	15'5" × 11'6"	4.7m x 3.5m
Bedroom	11'10" × 10'6"	3.6m x 3.2m
Bedroom	8'6" × 8'2"	2.6m x 2.5m
Bathroom	9'10" × 6'11"	3.0m x 2.1m





Customer Due Diligence: As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - http://www.legislation.gov.uk/uksi/2017/692/made. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: C5144























SALES DETAILS

PRICE: Offers over £159,950

TITLE: Freehold Title

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

Excellent first time buyer / investor opportunity

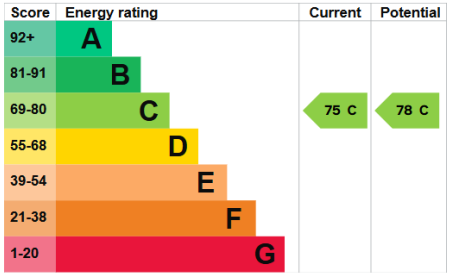
EPC (ENERGY PERFORMANCE CERTIFICATE)

Expired 24/11/2018

Energy rating and score

This property's energy rating is C. It has the potential to be C.

See how to improve this property's energy efficiency.





Site Area: 152m² (1,638ft²)

FURTHER INFORMATION

For further information / viewing arrangements please contact:

MICHAEL BURKE
079872 055 552
michael.burke@okt.co.uk

ANTON MCINTYRE
07885 524 358
anton.mcintyre@okt.co.uk

O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.