



10 Cloneen Manor, Maghera, BT46 5FQ

Offers Over £194,500



Features

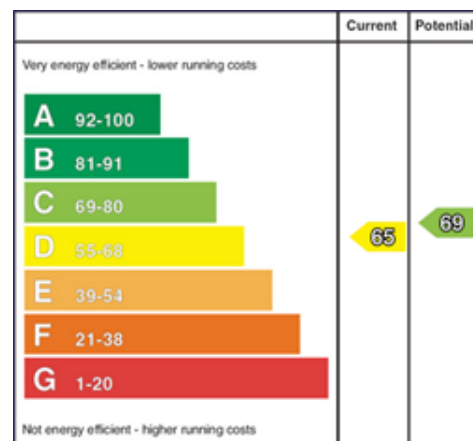
- Exceptional four bedroom/three reception semi-detached dwelling extending to an impressive c.1,600 sq.ft. located in the desirable Cloneen development on the edge of Maghera.
- Superb internal accommodation including: impressive open plan kitchen/dining area (newly installed c.2020); multiple reception rooms; four bedrooms (master bedroom with en suite); etc.
- 2 No. sheds (both with electric and lighting) and covered gazebo/outside BBQ.
- Fully enclosed brick paved/concrete/artificial grass area to rear - ideal for those with kids or pets.
- Off street parking for multiple vehicles via side tarmac driveway.
- Walking distance to all shops, schools and town amenities.
- Adjacent to the excellent Cloneen nursery/child care facility.
- Service charge fee: c. £150 per annum.
- Included in the sale (internal): floor coverings, light fittings, fitted bedroom furniture, window blinds, curtain poles; electric oven, grill, hob, extractor hood; int. microwave; int. dishwasher.
- Included in the sale (external): TV aerial and satellite dish; 2 No. sheds; gazebo with outside BBQ; all trees, plants and shrubs.

Contact Us

Viewing By Appointment Only

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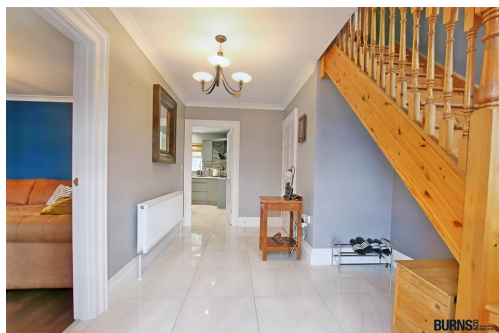
Please Scan QR Code or visit burnshomes.co.uk for further details, including extra pictures, interactive 360 virtual tours and full EPC report (where applicable).

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Approximate Gross Internal Area = 151 sq m / 1627 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1047421)



Note: These particulars are given on the understanding that they will not be construed as part of a Contract or Lease. Whilst every care is taken in compiling this information we can give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars.

We have not tested electrical or other appliances that may be within the property, including, where applicable, the central heating. Any prospective purchaser should make their own enquiries. No warranty is given. Neither the vendor, Burns & Co nor any person employed by them, has any authority to make or give any representation or warranty whatsoever in relation to this property. No offers are accepted via email.