



## 10 Cordarragh, Draperstown, BT45 7AW

Offers Over £169,950



### Features

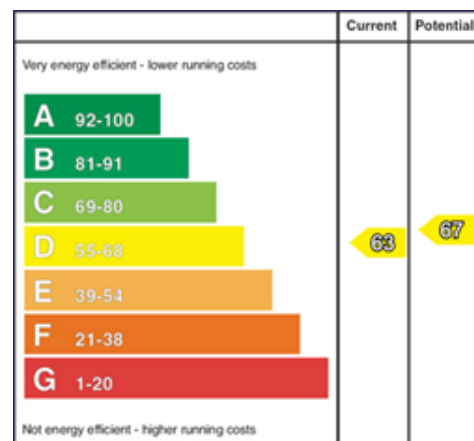
- Recently redecorated four bedroom semi-detached dwelling extending to an impressive c.1,500 sq.ft. in the heart of Draperstown towards the front of the popular Cordarragh development.
- Excellent internal accommodation including: four well-proportioned double bedrooms; recently fitted kitchen leading to spacious lounge; newly installed modern bathroom; additional shower room; etc.
- Detached garage (recently repainted/with recessed spot lighting and central heating supply) with 'work-from-home' area.
- Walking distance to all village shops, schools and amenities.
- Low maintenance lifestyle with artificial grass to front and fully enclosed rear concrete yard (ideal for those with kids or pets) with raised wooden decking area.
- Ample car parking at front/side of dwelling via tarmac areas.
- Early viewing highly recommended to avoid disappointment.
- Included in the sale (internal): all floor coverings, light fittings (except in Lounge), fitted bedroom furniture and window blinds; American-style fridge/freezer; cooking station.
- Included in the sale (external): satellite dish; plants and shrubs; fixed washing line.

### Contact Us

Viewing By Appointment Only

028 796 42271

maghera@burnshomes.co.uk



Please Scan QR Code or visit [burnshomes.co.uk](http://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 = 136 sq m / 1458 sq ft



Ground Floor



First Floor



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. (ID1072244)



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.