



36 Drumderg Road, Draperstown, BT45 7EU

Offers Over £197,500



Features

- Charming four bedroom/two reception detached dwelling located a short drive from Moneyneaney in the foot of the Sperrin Mountains.
- Range of stores and outbuildings - ideal for those with trade, hobby or requiring storage.
- Recently refurbished and repainted internally/externally.
- Set on an attractive and elevated c.0.5 acre site with peaceful views of the surrounding countryside.
- Fibre broadband installed to property.
- Ground floor master bedroom with en suite shower room.
- Double Glazed White PVC windows, Oil Fired Central Heating and additional back boiler in Lounge which heats both water and radiators.
- Included in the sale (internal): all floor coverings, light fittings, fitted bedroom furniture, curtains and rails; washing machine; integrated fridge; cooker.
- Included in the sale (external): TV aerial; black, brown and blue wheelie bins; outbuildings; trees, plants and shrubs; washing line.

Contact Us

Viewing By Appointment Only

028 796 42271

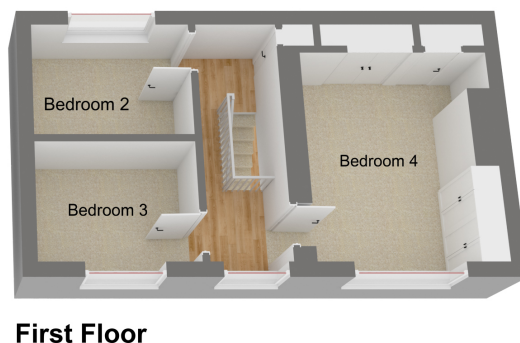
maghera@burnshomes.co.uk

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54		48
F 21-38	26	
G 1-20		
Not energy efficient - higher running costs		

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 = 125 sq m / 1344 sq ft



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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. (ID1076783)



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.