



11 Mulinderg, Moneyneany, BT45 7FD

Offers Over £169,950



Features

- Immaculately presented three bedroom semi-detached dwelling extending to an impressive c.1,600 sq.ft. in the popular Mulinderg development in the village of Moneyneany.
- Superb internal accommodation including: large lounge with bay window; spacious open plan kitchen/dining area; three well proportioned double bedrooms; etc.
- High energy rating - constructed in 2017.
- Ample car parking to side of dwelling for multiple vehicles via tarmac driveway.
- Easy driving to Draperstown, Maghera, Magherafelt, Dungiven and Cookstown.
- Fully enclosed rear garden - ideal for those with kids or pets.
- Walking distance to all village amenities, shop and school.
- An excellent First Time Buyer or Investor purchase.
- Early viewing highly recommended to avoid disappointment.
- Included in the sale: floor coverings/light fittings/window blinds; washing machine; tumber dryer; int. fridge/freezer; int. dishwasher; TV aerial; black, brown & blue wheelie bins.

Contact Us

Viewing By Appointment Only

028 796 42271

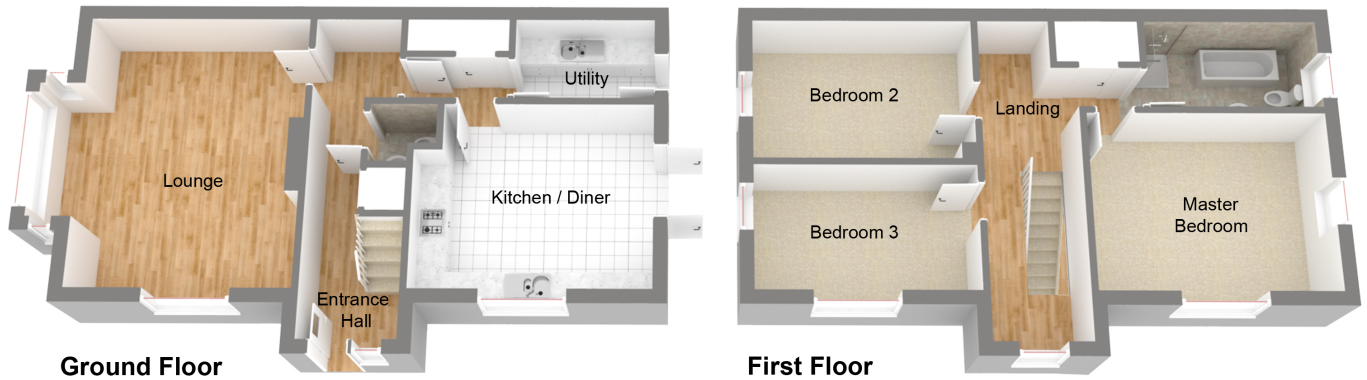
maghera@burnshomes.co.uk

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91	83	83
C 69-80		
D 55-68		
E 39-54		
F 21-38		
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 = 147 sq m / 1581 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. (ID1049052)



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.