



43 Mulinderg, Draperstown, BT45 7FD

Offers Over £204,950



Features

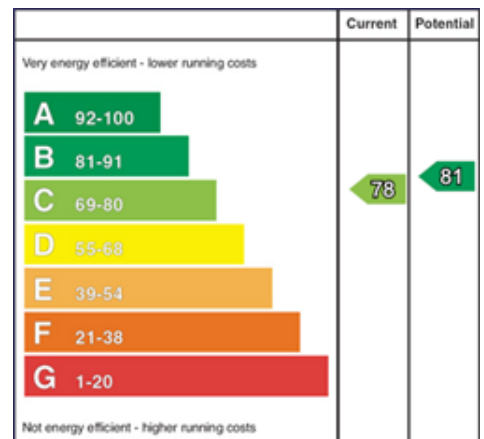
- Rare opportunity to purchase an absolutely stunning ex show-house, set in the popular Mulinderg development in Moneyneany village.
- Substantial five bedroom townhouse extending to c.1,900 sq.ft.
- Superb internal accommodation finished to a very high standard throughout, including: five bedrooms (two with en suite) and a modern open plan kitchen/dining/living area.
- Packed with energy efficiency features, including: Solar Panels (which heat the water); Mechanical Ventilation Heat Recovery System; Rain Water Collection System; high energy/high insulation levels.
- Easy driving to Draperstown, Maghera, Magherafelt, Dungiven and Cookstown.
- Nearby access to the Fivemile Straight and the main arterial A29 and A6 Roads.
- Fully enclosed rear with brick paved and flagged BBQ areas, suitable for those with kids or pets.
- Wooden shed, ideal for those with trade or hobby.
- Walking distance to all village amenities, shop and school.
- Fibre broadband installed.
- Burglar alarm fitted.
- Included in the sale (internal): floor coverings, light fittings, window blinds and curtain poles; integrated fridge freezer; integrated dishwasher; electric oven, grill and hob with extractor hood.
- Included in the sale (external): TV aerial and satellite dish; shed; washing line.

Contact Us

Viewing By Appointment Only

028 796 42271

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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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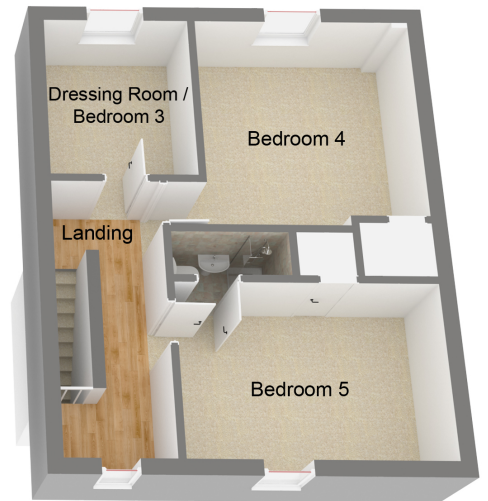
Approximate Gross Internal Area = 174 sq m / 1869 sq ft



Ground Floor



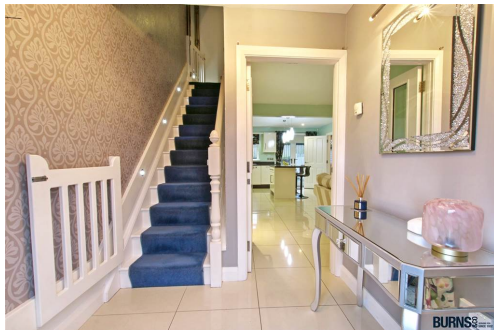
First Floor



Second 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. (ID1268880)



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.