



8 Cloneen Drive, Maghera, BT46 5GL

Offers Over £207,950



Features

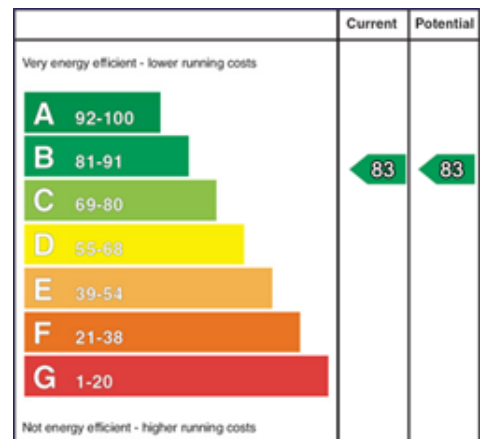
- Lovingly maintained three bedroom semi detached dwelling in the heart of the desirable Cloneen development in Maghera
- High energy rating (constructed in 2021).
- Mechanical Ventilation Heat Recovery System fully fitted.
- Exceptional internal modern accommodation including a fabulous kitchen/diner and master bedroom with en suite.
- Fibre broadband installed.
- Fully enclosed rear garden - ideal for those with kids or pets.
- Off street parking for multiple vehicles via extended and spacious side tarmac driveway.
- Walking distance to all local shops, schools and amenities.
- An ideal First Time Buyer purchase.
- Early viewing highly recommended to avoid disappointment.
- Included in sale: all carpets/floor coverings/light fittings; wood burning stove; fitted bedroom furniture; window blinds; int. fridge freezer; oven & hob; extractor hood; int. dishwasher; TV aerial.

Contact Us

Viewing By Appointment Only

028 796 42271

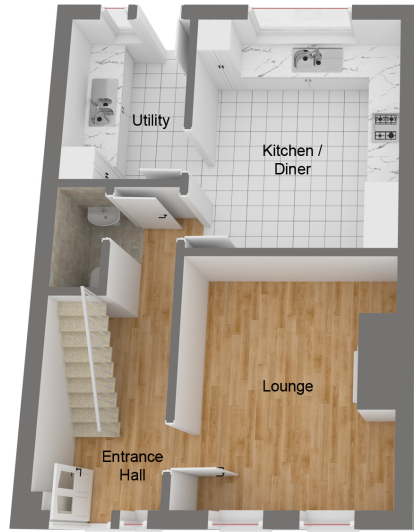
maghera@burnshomes.co.uk



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 = 105 sq m / 1128 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. (ID1297824)



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.