



## 30 Cordarragh Draperstown BT45 7AW

Offers Over £137,500



## Features

- Lovingly maintained three bedroom semi detached chalet bungalow tucked away at the end of a quiet cul-de-sac in the desirable Cordarragh development in Draperstown.
- Spacious corner plot with superb enclosed garden area to side and rear, ideal for those with kids or pets.
- Generously proportioned kitchen/dining area leading to a lovely family lounge via double doors.
- Ample car parking to front of dwelling for multiple vehicles.
- Flagged BBQ area to rear.
- An ideal First Time Buyer or Investor purchase.
- Walking distance to all village amenities, shops and schools.
- Included in the sale: carpets, floor coverings; light fittings; window blinds; washing machine; oven & hob; extractor hood & fan; TV aerial; satellite dish; black, brown and blue wheelie bins; PVC storage shed; trees, plants and shrubs.
- Newly laid carpets to stairs and landing/laminate flooring to bedrooms.

## Contact Us

Viewing By Appointment Only  
028 796 42271  
enquiries@burnshomes.co.uk

	Current	Potential
Very energy efficient - lower running costs		
A (92 to 100)		
B (81 to 91)		
C (69 to 80)		
D (55 to 68)	58	67
E (39 to 54)		
F (21 to 38)		
G (1 to 20)		
Not energy efficient - higher running costs		

Please visit  
<http://www.burnshomes.co.uk/buy/30-cordarragh0> for further details, including extra pictures, interactive 360 virtual tours and full EPC report (where applicable).

## 30 Cordarragh, Draperstown

Approximate Gross Internal Area  
89.5 sq m / 963 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. (ID573319)



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.