



3 The Clachan, Magherafelt, BT45 5NX

Offers Over £369,950



Features

- Situated in the small and exclusive development of The Clachan, this unique home offers a flexible interior that is able to respond to various family needs and lifestyles.
- Accessed off Ardmoreen Court on the Hospital Road the property offers out of town charm within town convenience.
- The living room, dining room and kitchen are contained within one superb split level volume, with the living room elevated to provide views over the surrounding countryside.
- The conservatory has separate access points from the dining area and the kitchen and offers immediate access to the patio area and the garden.
- The main bedroom suite is on the upper level complete with ensuite and dressing room. This upper level also offers a spacious family room with fireplace.
- There are two bedrooms on the lower level (one with ensuite) and as a result of the flexible design may also be used as additional living areas.
- A large bathroom and utility room are also located on the lower level.
- With high-end finishes and modern features throughout, this home is perfect for those seeking a luxurious lifestyle in a sought-after location.
- The property boasts a spacious site with beautifully landscaped gardens and two single garages for added convenience.
- Oil fired central heating.
- Double glazed windows.

Contact Us

Viewing By Appointment Only

028 796 33719

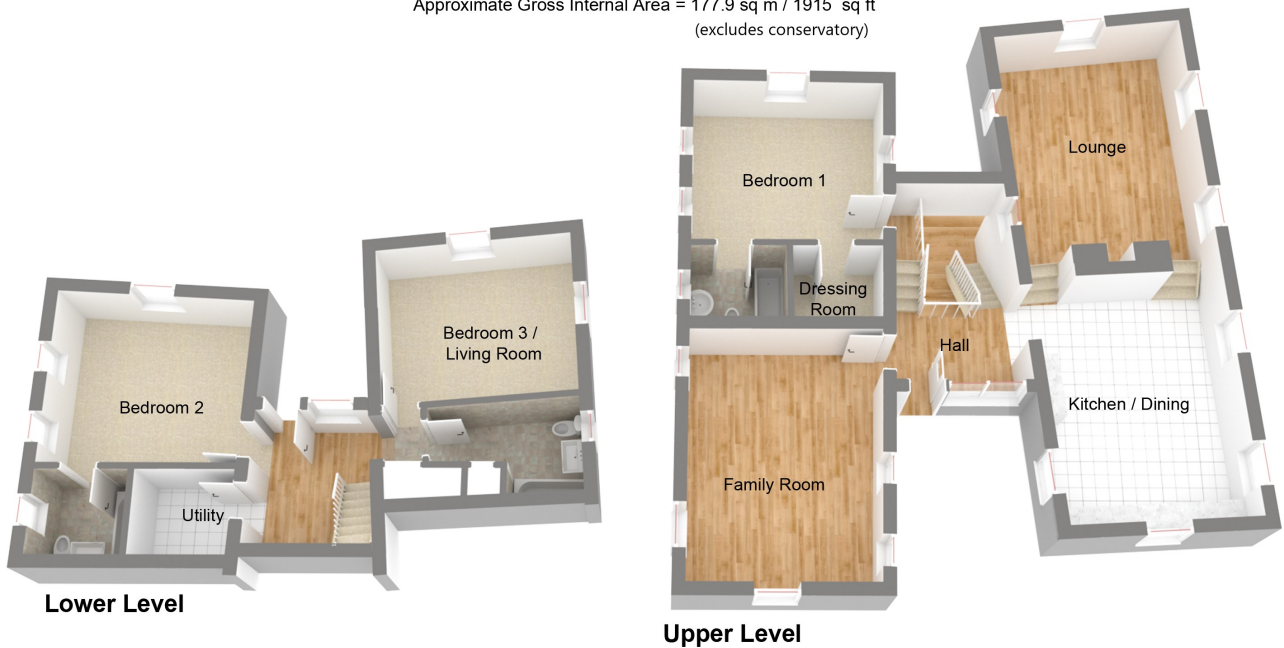
magherafelt@burnshomes.co.uk

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68	55	59
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 = 177.9 sq m / 1915 sq ft
(excludes conservatory)



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. (ID1052308)



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.