



36 Rannakeeran, Draperstown, BT45 7FF

Offers Over £179,950



Features

- Beautifully maintained four bedroom semi-detached dwelling extending to c.1,213 sq.ft within the exclusive Rannakeeran development, in the heart of Draperstown just off the Derrynoid Road.
- Superb internal accommodation including: open plan kitchen/dining area; separate utility room; formal lounge; four bedrooms (master with en suite); family bathroom and additional WC, etc.
- High energy rating (constructed in 2017).
- Tarmac car parking for multiple vehicles to side of dwelling.
- Fully enclosed south-facing rear garden with flagged BBQ area - ideal for those with kids or pets.
- Insulated corrugated shed on concrete plinth - ideal for those with trade or hobby.
- Walking distance to all village amenities, shops and schools.
- At the foot of the Sperrin Mountains and with Derrynoid Forest a short drive away.
- Service charge: c. £103 per annum.
- Included in the sale (internal): all floor coverings, light fittings, window blinds, curtain poles; integrated fridge/freezer; electric oven, grill and hob with extractor hood; integrated dishwasher.
- Included in the sale (external): TV aerial and corrugated shed.

Contact Us

Viewing By Appointment Only

028 796 42271

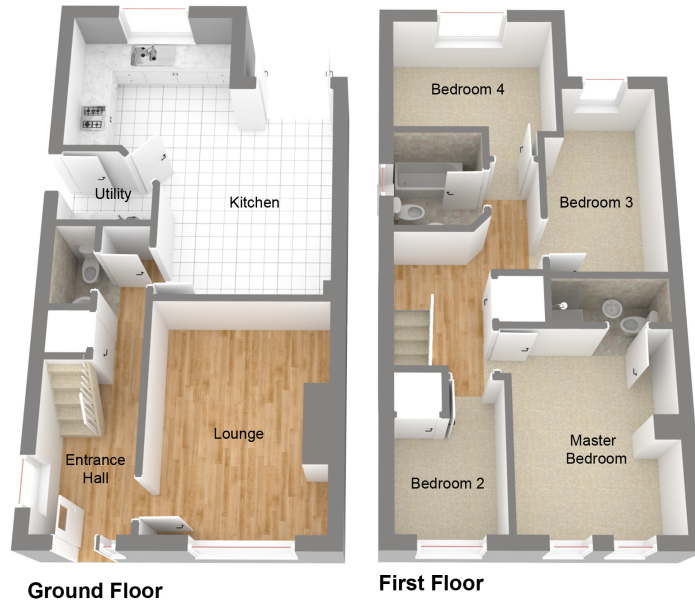
maghera@burnshomes.co.uk

	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).

36 Rannakeeran, Draperstown, BT45 7FF

Approximate Gross Internal Area = 113 sq m / 1213 sq ft



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. (ID1086881)



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.