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APEX
PROPERTY AGENCY

FOR SALE
71 CAMBRAI HEIGHTS
WARINGSTOWN
BT66 7PZ



Three bedroom detached bungalow
OFFERS AROUND £199,950
Viewing strictly by appointment only



Number 71 is a remarkable three bedroom detached bungalow situated in Cambrai Heights in Waringstown. This fantastic property is ideally located within walking distance to Waringstown village and situated close to schools, shops and all local amenities and provides easy access to those commuting with transport links nearby. Internally this impressive property comprises L shaped hallway, front aspect living room with multi fuel stove, open plan kitchen/dining area with integrated oven and gas hob, three well appointed bedrooms and family bathroom and separate wc. Fully enclosed rear garden laid in lawn with patio area surrounded by timber fencing. Front garden laid in lawn surrounded by timber fencing and double metal gates to spacious tarmac driveway providing ample off street parking and single garage. This superb bungalow will appeal to a wide range of viewers and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this excellent home has to offer.

ACCOMMODATION

HALLWAY:

White entrance door with arch glazed panel and glazed side panel leading to L shape hallway, double panel radiator, enclosed storage cupboard, double panel radiator and carpet flooring.

LIVING ROOM:

15' 7" x 10' 5" (4.75m x 3.18m)

Front aspect living room, multi fuel stove in feature fireplace, double panel radiator and carpet flooring. Arch through to kitchen.

KITCHEN/DINING ROOM:

25' 8" x 10' 3" (7.82m x 3.12m)

An excellent range of high and low level cupboards and drawers, 1.5 ceramic sink bowls and drainer, integrated oven and gas hob. Space for undercounter fridge/freezer and washing machine. Two double panel radiators, recessed downlighting, part tiled walls and vinyl flooring. Space for table and chairs. Part glazed door to rear.

BEDROOM (1):

11' 3" x 8' 5" (3.43m x 2.57m)

Front aspect single bedroom, double panel radiator and carpet flooring.

BEDROOM (2):

12' 6" x 11' 6" (3.81m x 3.51m)

Front aspect double bedroom, double panel radiator, enclosed storage cupboard and carpet flooring.

BEDROOM (3):

11' 1" x 9' 5" (3.38m x 2.87m)

Rear aspect double bedroom, enclosed storage cupboard, double panel radiator carpet flooring.

BATHROOM:

8' 3" x 5' 8" (2.51m x 1.73m)

Three piece white suite comprising tiled bath with showerhead fitment, pedestal wash hand basin and corner shower cubicle with electric shower. Double panel radiator, part tiled walls and vinyl flooring.

WC:

5' 3" x 3' 0" (1.6m x 0.91m)

Separate wc and laminate flooring.

OUTSIDE:

Fully enclosed rear garden laid in lawn with patio area and water tap surrounded by timber fencing. Gate leading to side of property. Fully enclosed front garden laid in lawn surrounded by timber fencing and wall with metal double gates. Spacious tarmac driveway providing ample off street parking for numerous vehicles. Single garage with up and over door.

GARAGE:

24' 0" x 11' 4" (7.32m x 3.45m)
Single garage with up and over door, housing oil fired central heating with light and power.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 9141-3065-1208-8366-5200

SPECIAL FEATURES:

- Three bed detached bungalow approx. 1173 sq. ft.
- Much sought after and convenient location
- Popular and quiet residential location
- With walking distance to Waringstown village
- Close to schools, shops and all local amenities
- Front aspect spacious living room with multi fuel stove
- Open plan kitchen/dining room with integrated oven and gas hob
- Three well appointed bedrooms
- Family bathroom and separate wc
- Oil fired central heating
- Single garage
- Spacious tarmac driveway providing ample off street parking
- Rates: £1262 per year
- EPC: D

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