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APEX
PROPERTY AGENCY

FOR SALE
402 CLONMEEN
CRAIGAVON
BT65 4AT



Three bedroom mid terrace home
OFFERS AROUND £114,950
Viewing strictly by appointment only



Investment opportunity

Number 402 is a remarkable three bedroom mid terrace home situated in Clonmeen, Craigavon with a tenant in situ. The property is ideally located a short distance from neighbouring towns, close to primary and secondary schools, shops, Rushmere Shopping Centre, leisure facilities and all local amenities. Internally the property comprises hallway, rear aspect living room and open plan kitchen/dining room with integrated oven, hob and dishwasher and ground floor bathroom. Three well appointed bedrooms and family bathroom complete the first floor. Externally the property boasts front garden laid in lawn with brick paved path surrounded by timber fencing. Fully enclosed low maintenance paved rear garden surrounded by timber fencing. This property is a fantastic opportunity for investors to increase their portfolio, with a tenant in situ and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

ACCOMMODATION

HALLWAY:

Part glazed entrance door leading to hallway, single panel radiator and laminate flooring.



LIVING ROOM:

13' 4" x 12' 4" (4.06m x 3.76m)

Rear aspect living room, two single panel radiators and laminate flooring.





KITCHEN/DINING ROOM:

22' 4" x 15' 0" (6.81m x 4.57m) (At furthest points)

An excellent range of high and low cupboards and drawers, single stainless steel sink bowl and drainer, integrated oven and hob with stainless steel extractor fan above. Integrated dishwasher, space for washing machine, part tiled walls, enclosed storage cupboard, single panel radiator and vinyl flooring. Space for table and chairs and patio doors leading to rear of property.





GROUND FLOOR BATHROOM:

8' 0" x 7' 8" (2.44m x 2.34m)

Three piece white suite comprising corner shower cubicle with Triton electric shower and sliding glazed panels, pedestal wash hand basin and wc. Double panel radiator, tiled walls and flooring.



LANDING:

White spindle staircase leading to landing, enclosed storage cupboard, single panel radiator and carpet flooring. Access to roofspace.



BEDROOM (1):

11' 9" x 11' 6" (3.58m x 3.51m) (At furthest points)

Front aspect double bedroom with built in wardrobes, single panel radiator and carpet flooring.



BEDROOM (2):

12' 0" x 10' 5" (3.66m x 3.18m) (At furthest points)

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



BEDROOM (3):

10' 5" x 9' 4" (3.18m x 2.84m)

Rear aspect double bedroom with built in wardrobes, single panel radiator and laminate flooring.



BATHROOM:

6' 2" x 6' 2" (1.88m x 1.88m)

Three piece white suite comprising panelled bath, pedestal wash hand basin and wc. Tiled walls, single panel radiator and vinyl flooring.



OUTSIDE:

Fully enclosed front garden laid in lawn with brick paving surrounded by timber fencing and gate. Water tap. Fully enclosed low maintenance paved rear garden surrounded by timber fencing. Access gate to rear. Single garage and tarmac drive with space for vehicle.





GARAGE:

16' 6" x 8' 7" (5.03m x 2.62m)

Single garage with roller door, light and power.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 0310-2356-3680-2826-2565

SPECIAL FEATURES:

- Investors only
- Investment opportunity with tenant in situ.
- Three bedroom mid terrace home approx.1205 sq. ft.
- Rear aspect living room
- Open plan kitchen/dining room with integrated oven, hob and dishwasher
- Ground floor shower room
- Three well appointed bedrooms
- Family bathroom
- Low maintenance paved rear garden
- Garage with roller door
- Much sought after and convenient location
- Popular and quiet residential location
- Close to schools, shops and all local amenities
- Rates: £538
- EPC: D

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