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24 CAMBRAI PARK
Waringstown BT66 7PS

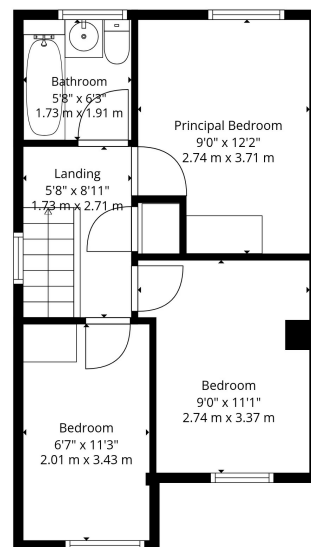
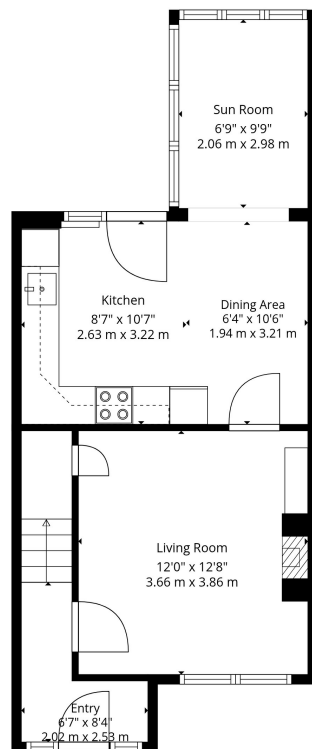
Offers around
£155,950







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	51 E	
21-38	F		
1-20	G		



TOTAL: 823 sq. ft, 77 m2
 1st floor: 447 sq. ft, 42 m2, 2nd floor: 376 sq. ft, 35 m2
 EXCLUDED AREAS: WALLS: 74 sq. ft, 6 m2

Sizes And Dimensions Are Approximate. Actual May Vary.

Description

This charming semi-detached home is wonderfully located within a residential development of similar homes, situated on the edge of Waringstown's pretty cricketing village with an array of local amenities as well as a highly respected primary school and good road networks for neighbouring towns including Banbridge and Lurgan.

The property has a beautiful interior for modern living, have a fantastic open plan kitchen, dining and sun room at the rear, three good bedrooms, cosy living room and a full tiled bathroom. A welcome addition to the current market, this home will undoubtedly appeal to a wide spectrum of potential purchasers including first time buyers in particular. Viewing a must!

Features:-

- A very attractive semi-detached home with garage and sun room
- Three good bedrooms
- Attractive front door leading into a welcoming hallway with a feature tiled floor
- Charming and cosy living room with a hole in the wall chimney breast. Laminate floor
- Open plan kitchen and dining room with a contemporary style kitchen having ample high and low level cabinetry including space for a washing machine and space for a free standing cooker. Feature granite work surfaces. Attractive tiled floor
- Sun room to the rear
- Bathroom on the first floor with a modern white suite including a bath, WC and pedestal wash hand basin. Shower fitment over bath. Fully tiled walls
- Spacious tarmac driveway at the front
- Enclosed rear garden with a pave patio area
- Detached garage with garage door and separate service door
- PVC double glazed windows
- Oil fired central heating



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Stewart Estate Agents, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. Stewart Estate Agents has not tested any equipment, apparatus, fittings or services and cannot verify that these are in working order.