



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

27 Magherana Park

Waringstown

BT66 7QF

Bedroom	2
Reception	2
Bathroom	1



Spacious detached bungalow with garage and private garden within a highly regarded development

Offers in Region of : £175,000

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

Viewing strictly by appointment only

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We are delighted to bring 27 Magherana Park to the sales market, located within a popular development in the heart of Waringstown Village. This well presented detached bungalow sits upon a generous site and benefits from a private garden to the rear. Step inside and you are met with the first of two living rooms. This spacious lounge has an open fire as a focal point. The kitchen has a well planned out range of high and low level units complimented by a number of integrated appliances. Right next door is the dining room which is open plan to a comfortable living area, making this a sociable area for family and friends. This home was laid out to have two larger bedrooms in favour of three smaller ones which ensures that you have a pair of great sized double bedrooms, one with a range of built in wardrobes. The family bathroom comprises of a four piece suite to include separate shower and bath. Number 27 is equally as appealing on the outside with a detached garage, and a further two stores providing excellent storage. Parking is via the driveway to the side. All the schools, shops and amenities that Waringstown has to offer are all within easy walking distance, as are the public transport links. This sale is chain free for your convenience.



- Well presented detached bungalow with garage in a sought after location
- Two large bedrooms, one with range of built in wardrobes
- Fitted kitchen with a range of high and low level storage units
- Two bright and spacious reception rooms
- Family bathroom with separate shower and bath
- Superb private garden laid in lawn to the rear
- Garage and two stores to side of property
- Parking via generous driveway
- Chain free



ENTRANCE HALL

uPVC entrance door with ornate glazing to side window, leading to hallway. Single panel radiator.

LIVING ROOM

3.34m x 5.54m (10' 11" x 18' 2")

Front aspect reception room. Feature fireplace with cast iron surround, open fire, set in tiled hearth. Cornicing. Single panel radiator. TV point.

LOUNGE/DINING ROOM

3.28m x 4.71m (10' 9" x 15' 5")

Feature fireplace with tiled surround and hearth, electric fire. Laminate flooring. Double panel radiator.

KITCHEN DINING

2.23m x 3.79m (7' 4" x 12' 5")

Range of high and low level units with glazed display cabinets. Integrated oven, four ring gas hob with extractor over. Microwave. Fridge freezer. Space for washing machine. Tiled flooring and splashback. One and a half bowl stainless steel sink and drainer. Part glazed uPVC door to side.



HALLWAY

Hotpress. Single panel radiator. Access to roofspace

BEDROOM ONE

2.31m x 4.18m (7' 7" x 13' 9")

Rear aspect double bedroom. Range of build in wardrobes. Single panel radiator.

BEDROOM TWO

3.25m x 4.25m (10' 8" x 13' 11")

Rear aspect double bedroom. Single panel radiator.

FAMILY BATHROOM

1.65m x 2.92m (5' 5" x 9' 7")

Four piece suite comprising of corner shower cubicle with Mira electric shower. Moulded bath. Pedestal style sink and WC. Part tiled walls. Window. Single panel radiator.

OUTSIDE

Lawn to front. Driveway for multiple cars.

REAR

Store. Pedestrian gate to garden. Fully enclosed private garden laid in lawn. Pavey pathway. Boiler. Oil tank



We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artists' impressions are for illustrative purposes only. All details including materials, finishes etc.