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APEX
PROPERTY AGENCY

FOR SALE
24 TAUGHRANE LODGE
DOLLINGSTOWN
BT66 7UH



Three bedroom semi detached home
OFFERS AROUND £217,500
Viewing strictly by appointment only



Number 24 is a superb bright and spacious three bedroom semi detached home situated in the quiet cul de sac and popular residential area of Taughrane Lodge in Dollingstown. This beautifully presented and well maintained property is ideally located off the Belfast Road, a short drive from neighbouring towns of Moira and Lurgan and is situated close to primary and secondary schools and all local amenities. Internally the property comprises hallway, living room with open fire in feature fireplace with electric stove inset, open plan kitchen/dining room with integrated appliances and ground floor wc. Three well proportioned bedrooms and family bathroom complete the first floor. Low maintenance front garden laid in artificial lawn. Spacious Tobermore brick paved driveway providing ample off street parking. Fully enclosed low maintenance rear garden laid in artificial lawn with paved patio area, brick bedding areas and Tobermore brick paved path surrounded by timber fencing. Single garage with utility room. Additional room approx. 12' 5" x 11' 5" suitable to be used for office or additional living space. This exceptional property will appeal to a wide range of purchasers and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this remarkable home has to offer.

ACCOMMODATION

HALLWAY:

White entrance door with glazed panel and glazed side panels, understairs storage, double panel radiator, venetian blinds and tile flooring. Ground floor wc off.



LIVING ROOM:

13' 0" x 12' 7" (3.96m x 3.84m)

Front aspect living room open fire in feature fireplace with electric stove inset, double panel radiator, venetian blinds and laminate flooring.





GROUND FLOOR WC:

5' 5" x 2' 5" (1.65m x 0.74m)

Two piece white suite comprising floating wash hand basin and wc. Part tiled walls, extractor fan and tile flooring.



KITCHEN/DINING ROOM:

19' 6" x 10' 7" (5.94m x 3.23m)

Excellent range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, integrated Belling cooker and hob with stainless steel extractor fan above. Integrated fridge/freezer and dishwasher, venetian blinds, recessed downlighting, double panel radiator, part tiled walls and tiled flooring. Space for table and chairs. Part glazed white pvc door with side glazed panels to rear.





LANDING:

Pine spindle staircase with staircase lighting, leading to landing. Venetian blind and carpet flooring. Hot press and roof space access.



BEDROOM (1):

12' 6" x 10' 5" (3.81m x 3.18m)

Front aspect double bedroom, double panel radiator, venetian blinds and laminate flooring.



BEDROOM (2):

11' 8" x 10' 8" (3.56m x 3.25m)

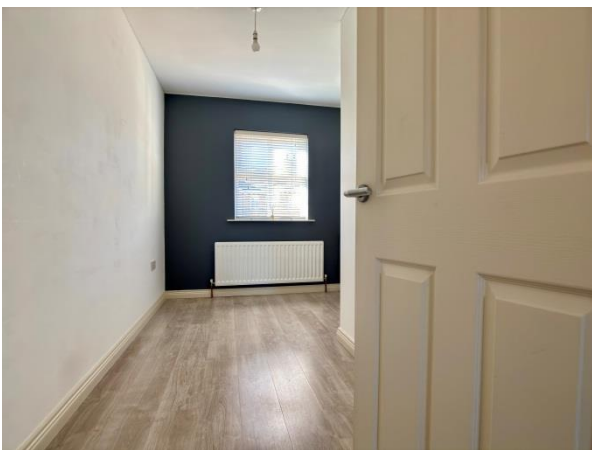
Rear aspect double bedroom, double panel radiator, venetian blinds and laminate flooring.



BEDROOM (3):

12' 5" x 8' 8" (3.78m x 2.64m) (At furthest points)

Front aspect single/small double bedroom, single panel radiator, venetian blind and laminate flooring.



BATHROOM:

7' 4" x 7' 0" (2.24m x 2.13m)

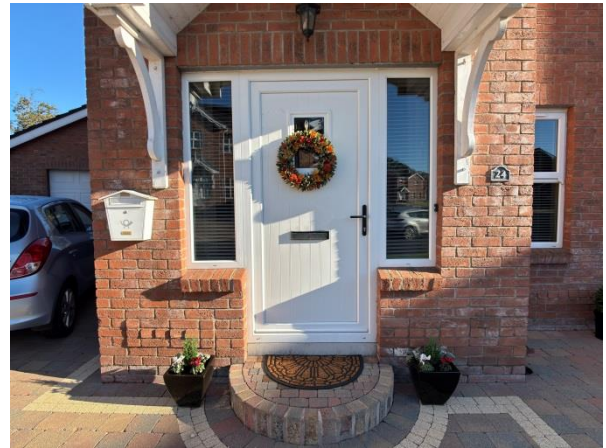
Four piece white suite comprising corner bath with shower tap fitment, corner shower cubicle with mains shower fitment and sliding glazed panel, floating wash hand basin and wc. Tiled walls and flooring, recessed downlighting, chrome towel radiator, mirror and extractor fan.



OUTSIDE:

Fully enclosed low maintenance rear garden laid in artificial lawn surrounded by timber fencing. Brick bedding area with shrubs, Tobermore brick paving and paved patio area, water tap and gate to side of property. Low maintenance front garden with artificial lawn and Tobermore brick driveway providing ample off street parking.





GARAGE:

20' 0" x 12' 5" (6.1m x 3.78m)

Single garage with light and power, pvc panelling, carpet tiles and double panel radiator. Separate utility area with space for washing machine and tumble dryer and vinyl flooring. Separate room approx. 12' 5" x 11' 5", double panel radiator and carpet tile flooring that could be used as a home office or as additional living space.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 7500-3594-0022-7694-3863

SPECIAL FEATURES:

- Superb three bedroom semi detached home approx. 1179 sq. ft.
- Front aspect living room with open fire in feature fireplace
- Spacious kitchen/dining area with integrated appliances
- Ground floor wc
- Three well appointed bedrooms
- Four piece family bathroom
- Low maintenance front garden laid in artificial lawn
- Low maintenance rear garden laid in artificial lawn
- Spacious Tobermore driveway providing ample off street parking
- Single garage with utility area
- Separate room off garage approx. 12' 5" x 11' 5"
- Paved patio area
- Tobermore brick paving
- Much sought after and convenient location
- Popular and quiet residential location
- Close to schools, shops and all local amenities
- Rates: £1,179 per year
- Service Fee: £115 per year
- EPC: C

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