

FALLOON

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**FERRYVIEW CLOSE, BANNFOOT ROAD,
CHARLESTOWN, CRAIGAVON BT66 6TB**

**PRICE
£114,950**

A stylish cul de sac development of only 8 homes, finished to a superb turnkey specification.

Ferryview Close is a small development of just 8 semi detached homes located on the Bannfoot Road, within the picturesque townland of Charlestown, just 8 miles from Lurgan and Portadown. Prospective purchasers have the opportunity to enjoy a peaceful rural setting while the M1 junction at Lurgan is just 7 miles away giving superb accessibility to major provincial centres.

Situated on the edge of Lough Neagh, the local area offers numerous sporting and cultural Facilities.

All new homes will be completed to a high quality turnkey specification, offering excellent value for money in the area.

Superb turnkey specification to all properties.

Village setting close to the edge of Lough Neagh.

Attractive cul de sac scheme of just 8 homes.

Traditional construction with rendered and dashed external finish.

Private driveway parking with tarmac finish.

Fitted kitchen with choice of doors, worktops and handles.

Appliances to include hob, oven, extractor fan, fridge freezer, and dishwasher.

Utility room with combination washer/dryer

Lounge with feature log burning stove

Quality white sanitaryware

Floor tiling to selected areas, carpets to remainder (from builders range)

Internal walls and ceilings painted in neutral colours.

Oil fired central heating

PVC double glazing.

PVC fascia and soffit boards.

Gardens levelled and sown.

10 year structural warranty

NB Photographs from previous development for illustrative purposes only

Booking Procedure

Please note a booking fee of £500.00 is required by Falloon Estate Agents. The fee is an indication of goodwill intent. When a site is reserved purchasers will be granted not less than 6 weeks to sign and return the contract. If no contracts have been signed at the end of this period, the developer reserves the right to review the agreed terms of sale; any proposed amendments will be confirmed in writing.

LOCATION: Bannfoot Road, Charlestown

From M1 roundabout at Lurgan, take the exit for Kinnego Embankment. Go to the end of the road and turn right onto B2, follow the B2 through Derrymacash and Derrytrasna continuing onto Charlestown. At Charlestown proceed through the village and Ferryview Close is on the right hand side



Ground Floor

ENTRANCE HALL:

LIVING ROOM: 16' 4" x 15' 0" (4.98m x 4.57m) (max)

KITCHEN/DINING AREA: 18' 3" x 12' 8" (5.56m x 3.85m) (max)

UTILITY ROOM: 11' 4" x 8' 0" (3.46m x 2.44m) Downstairs WC off

First Floor

LANDING: Large hot press

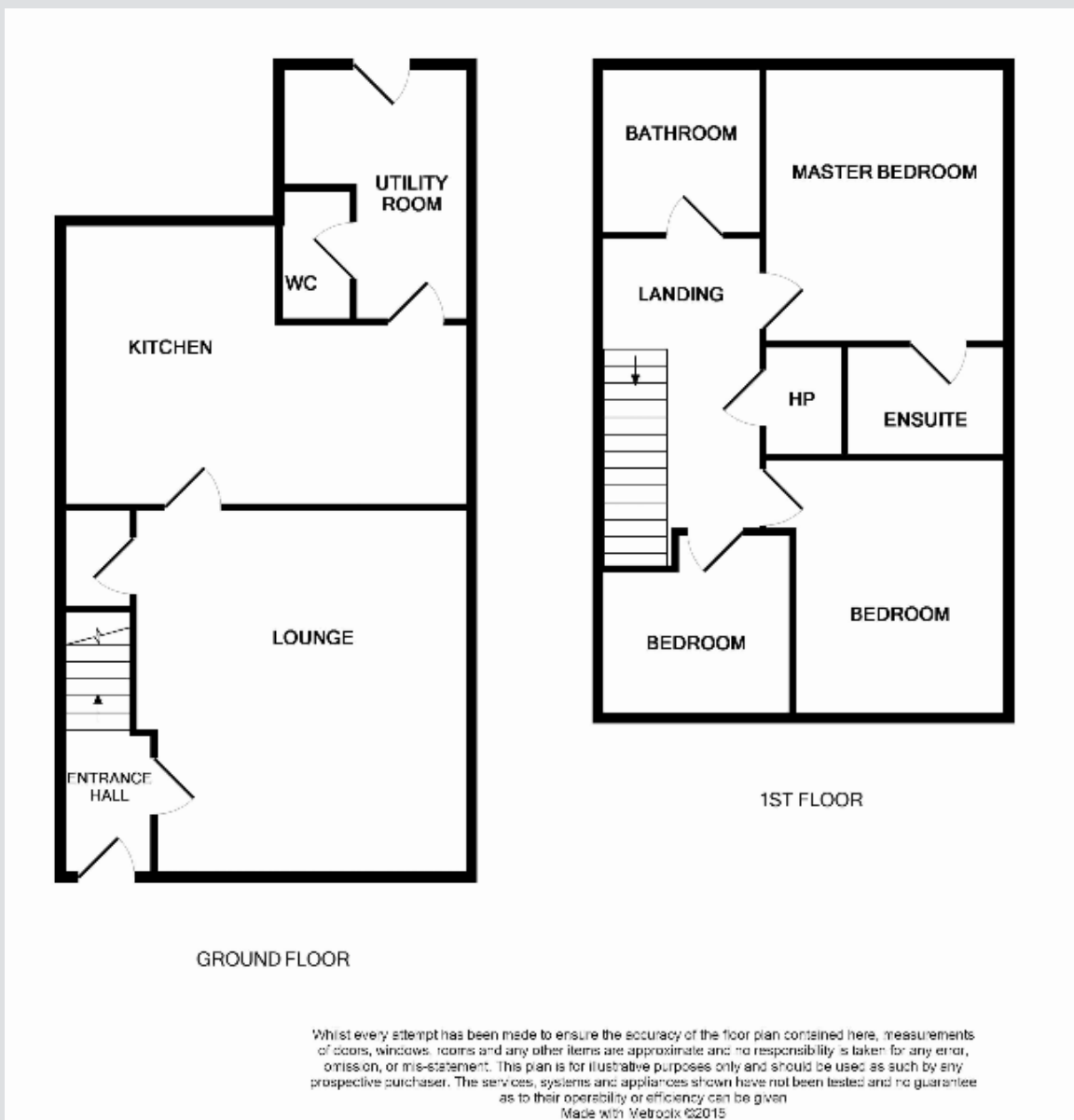
BEDROOM (1): 11' 9" x 10' 9" (3.58m x 3.28m)

ENSUITE SHOWER ROOM:

BEDROOM (2): 11' 5" x 9' 6" (3.49m x 2.9m) (max)

BEDROOM (3): 8' 7" x 7' 11" (2.61m x 2.42m) (max)

BATHROOM: 7' 7" x 7' 6" (2.30m x 2.29m)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside

Tarmac parking and garden area to front. Paved paths.

Rear garden sown out. Part timber/part hedge boundaries.



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The local area



VIEWING

By appointment with Agent

FINANCIAL ADVICE

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VALUATIONS

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ENERGY PERFORMANCE CERTIFICATE

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91	81	81
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

11 Smithfield Square, Lisburn

BT28 1TH

T : 028 9266 3396

E : admin@falloonestateagents.com

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Partners : K E Falloon BSc(Hons) MRICS H E Halley