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APEX
PROPERTY AGENCY

FOR SALE
82 BANBRIDGE ROAD
LURGAN
BT66 7HG



Three bedroom detached bungalow
OFFERS AROUND £295,000
Viewing strictly by appointment only



Set on a spacious mature corner site, number 82 offers a rare and unique opportunity to acquire a substantial detached bungalow on the Banbridge Road in Lurgan. Surrounded by meticulously maintained extensive gardens with an abundance of mature shrubs and trees, this striking property, approximately 2034 sq. ft., offers great potential for a family to create their dream home or for those who are looking to live on one level. Accessed via a private gated driveway off Bowens Lane, the property is ideally located close to schools, shops and local amenities and provides easy access to those commuting. Internally this superb property offers generous living accommodation comprising hallway, front aspect living room with open fire in feature fireplace, spacious family room, kitchen with integrated Neff appliances, utility room and dining room. Three well proportioned bedrooms and family bathroom. With an abundance of space internally, this captivating property provides ample opportunity to accommodate larger families by turning one of the many reception rooms into an additional bedroom if required. This exquisite property, whilst in need of some modernisation is set on a generous site and therefore early viewing is highly recommended by the selling agent in order to fully appreciate the magnitude of this home.

ACCOMMODATION

HALLWAY:

Wooden entrance door with glazed side panels leading to T shape hallway, enclosed storage cupboard, double panel radiator and carpet flooring. Access to roofspace.



LIVING ROOM:

17' 9" x 11' 9" (5.41m x 3.58m)

Front aspect living room with open fire in feature fireplace, two double panel radiators, venetian blinds and carpet flooring.



BEDROOM (1):

11' 6" x 10' 3" (3.51m x 3.12m)

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



BEDROOM (2):

14' 0" x 12' 5" (4.27m x 3.78m)

Front and aspect double bedroom, double and single panel radiator, venetian blinds and carpet flooring. Dressing room 10' 4" x 7' 0".



BEDROOM (3):

10' 4" x 10' 4" (3.15m x 3.15m)

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



BATHROOM:

10' 4" x 10' 4" (3.15m x 3.15m)

Five piece coloured suite comprising corner bath, spacious tiled shower with mains fitment and sliding glazed panel, wash hand basin embedded in vanity unit, bidet and wc. Single panel radiator, tiled walls, venetian blinds and carpet flooring.



DINING ROOM:

12' 9" x 10' 4" (3.89m x 3.15m)

Rear aspect dining room with arch through to kitchen, double panel radiator, vertical blinds and carpet flooring. Patio doors to rear of property.



KITCHEN:

20' 3" x 10' 4" (6.17m x 3.15m) (At longest and widest points)

An excellent range of high and low level cupboards and drawers, stainless steel sink and double drainer, integrated Neff oven and hob with extractor fan above. Integrated microwave, breakfast bar, part tiled walls, tiled flooring, double panel radiator and venetian blinds. Access to utility room.



UTILITY ROOM:

13' 8" x 6' 4" (4.17m x 1.93m)

A range of units, stainless steel sink and double drainer, space for washing machine, tumble dryer, dishwasher and fridge/freezer. Single panel radiator and venetian blinds.

FAMILY ROOM:

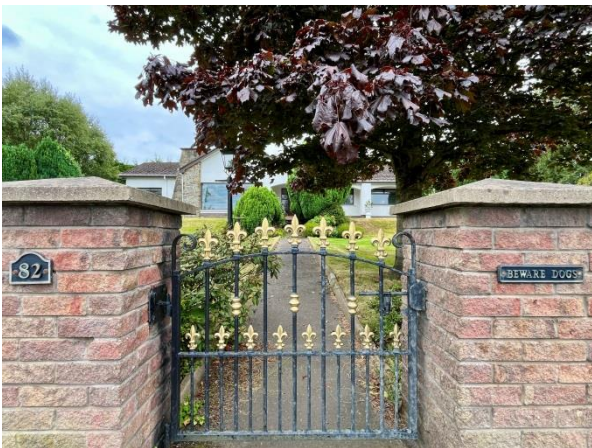
16' 4" x 13' 9" (4.98m x 4.19m)

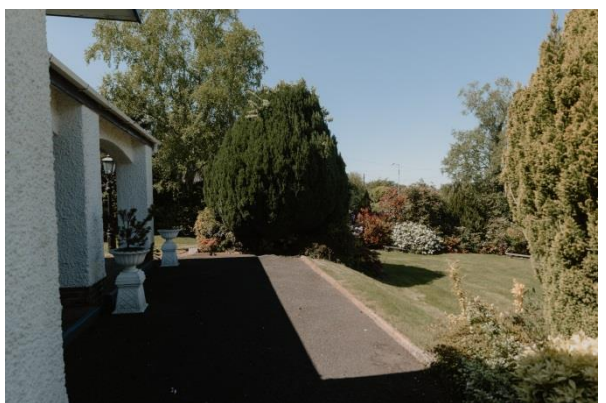
Front aspect family room with electric fire in feature fireplace, two double panel radiators, venetian blinds and carpet flooring.

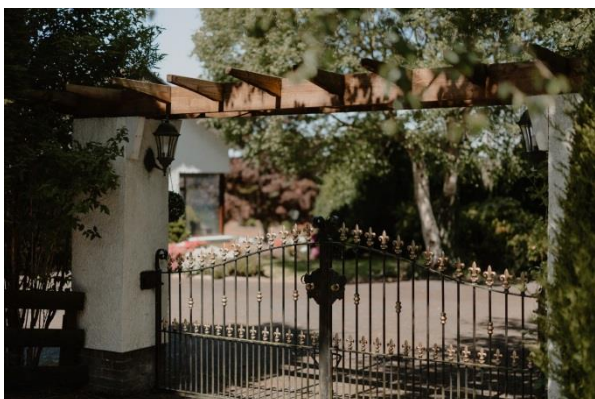


OUTSIDE:

Extensive well maintained front and side gardens laid in lawn boasting an abundance of mature shrubs and trees surrounded by pvc fencing. Metal gate and tarmac pathway leading to front of property. Fully enclosed rear garden laid in lawn surrounded by mature hedging. Paved patio area, four sheds and access gates to front of property. Gated spacious tarmac driveway providing ample off street parking.









GARAGE:

19' 4" x 17' 1" (5.89m x 5.21m)

Spacious garage with two electric up and over doors and light and power. WC off.



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

EPC Certificate Number: 0310-2846-9580-2025-0425

SPECIAL FEATURES:

- Rare and unique opportunity to acquire a substantial detached bungalow approx. 2034
- Set on a spacious mature corner site
- Surrounded by meticulously maintained extensive mature gardens
- Situated on the prestigious Banbridge Road, Lurgan
- Great potential for a family to create their dream home
- Access via private gated driveway off Bowens Lane
- Ideally located close to schools, shops and all local amenities
- Generous living accommodation
- Three spacious reception rooms
- Three well appointed bedrooms
- Five piece family bathroom
- Utility room
- Generous garage
- Oil heating
- Rates: £1,847.83
- EPC: G

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