

028 3834 8457

www.apexpropertyagency.com

mail@apexpropertyagency.com

158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
33 MAGHERANA PARK
WARINGSTOWN
BT66 7QF



Three Bedroom detached bungalow
OFFERS AROUND £169,950
Viewing strictly by appointment only



Number 33 is a remarkable three bedroom detached bungalow situated in Magherana Park in Waringstown. This fantastic property is ideally located within walking distance to Waringstown village and situated close to schools, shops and all local amenities and provides easy access to those commuting with transport links nearby. Internally this impressive property comprises entrance hall, front aspect living room, kitchen/dining area with integrated oven and hob, three well appointed bedrooms and family bathroom. Fully enclosed rear garden laid in brick paving surrounded by hedging and timber fencing. Front and side garden laid in lawn with bedding areas. Spacious brick paving driveway providing ample off street parking and garage. This superb bungalow will appeal to a wide range of viewers and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this excellent home has to offer.

ACCOMMODATION

ENTRANCE HALL:

White entrance door with decorative glazed panel and glazed side panel, double panel radiator and tile flooring.



LIVING ROOM:

18' 4" x 11' 0" (5.59m x 3.35m) (At furthest points)

Front aspect living room with feature fireplace, double and single panel radiator, vertical blinds and laminate flooring.





KITCHEN/DINING AREA:

18' 7" x 14' 8" (5.66m x 4.47m) (At furthest points)

An excellent range of high and low level cupboards and drawers, single stainless steel sink bowl and drainer, integrated oven and hob with pull out extractor fan above and washing machine. Part tiled walls, two double panel radiators, vertical blinds and tile flooring. Space for table and chairs.





HALLWAY:

L shaped hallway with enclosed storage cupboard, access to roofspace and laminate flooring.



BEDROOM (1):

10' 7" x 10' 5" (3.23m x 3.18m)

Rear aspect double bedroom with built in wardrobe, single panel radiator and laminate flooring.



BEDROOM (2):

8' 9" x 7' 7" (2.67m x 2.31m)

Rear aspect single bedroom with built in wardrobe, single panel radiator and laminate flooring.



BEDROOM (3):

10' 7" x 10' 1" (3.23m x 3.07m)

Rear aspect double bedroom single panel radiator and laminate flooring.



BATHROOM:

9' 6" x 5' 3" (2.9m x 1.6m)

Three piece white suite comprising glazed corner shower cubicle with mains shower fitment and sliding glazed panel, wash hand basin embedded in vanity unit and wc. Single panel radiator, tiled walls and tile flooring.





OUTSIDE:

Spacious brick paved rear garden surrounded by hedging and fencing. Paved driveway and double wooden gates. Lean to with perspex roof and sliding metal door 17' 0" x 11'5" and garage. Front garden laid in lawn with shrubs and bedding areas.





GARAGE:

28' 6" x 13' 6" (8.69m x 4.11m)

Spacious garage with light and power and roller door.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 37 F | 38 F |
| 1-20 | G | | |

EPC Certificate Number: 0072-2903-0479-9128-1315

SPECIAL FEATURES:

- Three bedroom detached bungalow approx. 1001 sq. ft.
- Living room with open fire in feature fireplace
- Open plan kitchen/dining area with integrated oven and hob
- Three well appointed bedrooms
- Three piece family bathroom
- Spacious driveway for multiple vehicles
- Garage with roller door 28' 6" x 13' 6"
- Lean to with perspex roof 17' 0" x 11' 5"
- Oil fire central heating
- Within walking distance to Waringstown village
- Close to schools, shops and all local amenities
- Rates: £1,003.11 per year
- EPC - F

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