



## 84 Gilpin Park

Dollingstown, Craigavon, BT66 7LA

A super opportunity to purchase this two bedroom mid terrace property in the heart of Dollingstown. This is an ideal location for those who like the village setting but don't want to be too far from local towns and amenities. The neighbouring town of Lurgan is only a short distance away. With Moira and access to the M1 motorway network also only a short drive away, this property is ideal for those who commute regularly.

This home offers good accommodation with two bedrooms, living room, kitchen/dining and two bathrooms on both the ground and first floor. This would make a great home for first time buyers and will appeal to investors also offering potential for a good rental income.

Early viewing is highly recommended.

**Offers over £109,950**

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- Two Bedrooms
- Two Bathrooms
- OFCH
- Living Room with Open Fire
- Attic Room
- Kitchen/Dining
- PVC Double Glazing

Entrance Hall:

Attic Room:

Living Room:

16'5 x 8'8"

12'2" x 11'6" (Deepest Points)

Outside:

Kitchen/Dining:

16'11" x 10'10"

Downstairs bathroom:

7'7" x 6'7"

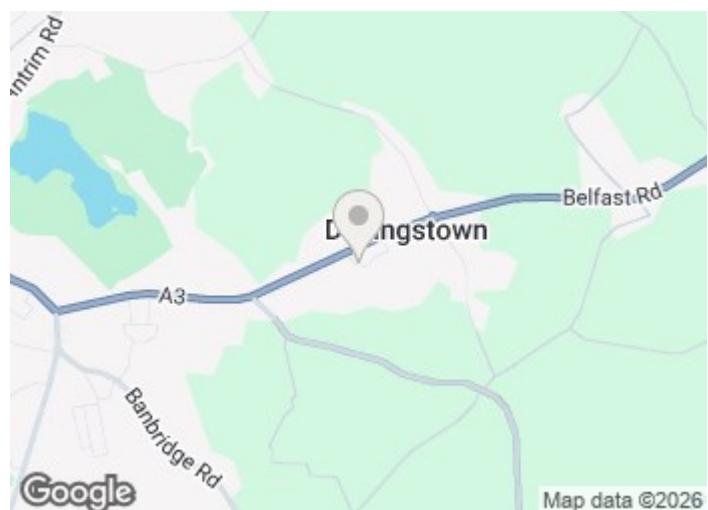
Stairs and landing:

Bedroom 1:

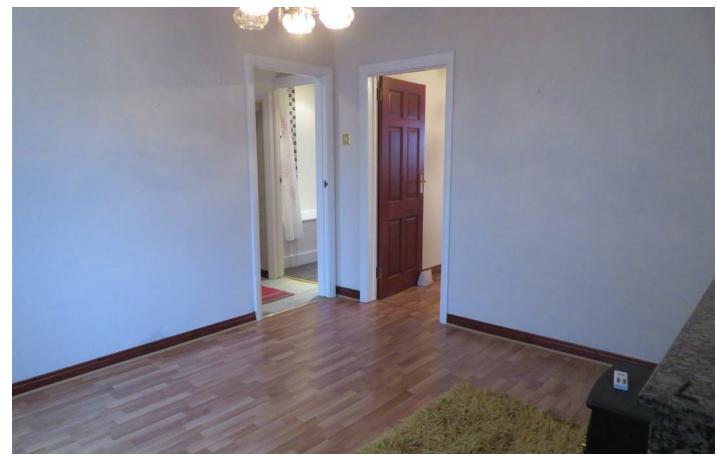
14'4" x 9'

Bedroom 2:

11' x 9'1"



Directions



## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	