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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**44 CEDAR WOOD**  
**CALVERTSTOWN ROAD**  
**BLEARY**  
**BT63 5FS**



**Three bedroom semi detached home**  
**OFFERS AROUND £185,000**  
Viewing strictly by appointment only



Situated on a spacious corner site, number 44 is a superb three bedroom semi detached home situated in Cedar Wood, off the Calvertstown Road in Bleary. This stunning property offers an excellent position, situated close to schools, shops and all local amenities. From the moment you step into this bright and spacious property you will be impressed by its beautiful and stylish decor and contemporary design throughout. Internally this impressive property comprises entrance hall, hallway, ground floor wc, front aspect living room with multi fuel stove, kitchen/dining area with integrated oven and hob. Three well appointed bedrooms including master bedroom with concealed ensuite shower room and family bathroom. Fully enclosed low maintenance rear garden with Tobermore brick paving and flowerbed in stone border, surrounded by brick wall and timber fencing. Spacious tarmac driveway providing ample off street parking for numerous vehicles. This superb home 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 PVC entrance door with glazed panel and glazed side panels leading to hallway, single panel radiator and seamless tile flooring flowing through to the hallway and kitchen.



### HALLWAY:

Part glazed door leading to hallway, single panel radiator and seamless tile flooring. Ground floor wc off.



### GROUND FLOOR WC:

10' 2" x 3' 2" (3.1m x 0.97m)

Two piece white suite comprising wash hand basin embedded in vanity unit and wc, single panel radiator, tile flooring, extractor fan, recessed downlighting and spacious storage cupboard.





### **LIVING ROOM:**

17' 9" x 12' 6" (5.41m x 3.81m)

Front and side aspect living room with multi fuel stove insert in feature fireplace, double panel radiator, vertical blinds and engineered wood flooring.



### **KITCHEN/DINING:**

17' 8" x 10' 4" (5.38m x 3.15m)

Bright and spacious kitchen/dining area, 1.5 stainless steel sink bowls and drainer, integrated oven and hob with stainless steel extractor fan above. Integrated washing machine and dishwasher and space for fridge/freezer. Part tiled walls, double panel radiator, vertical blinds and seamless tile flooring. Patio doors leading to rear garden. An abundance of wall sockets with USB charging ports. Space for table and chairs.



#### **LANDING:**

Storage cupboard, single panel radiator, recessed downlighting, single panel radiator and carpet flooring. Access to part floored roofspace with light.



#### **MASTER BEDROOM:**

13' 3" x 10' 7" (4.04m x 3.23m)

Front aspect double bedroom with concealed ensuite shower room behind fitted wardrobes, double panel radiator, vertical blinds, recessed downlighting and wooden laminate flooring. An abundance of wall sockets with USB charging ports.

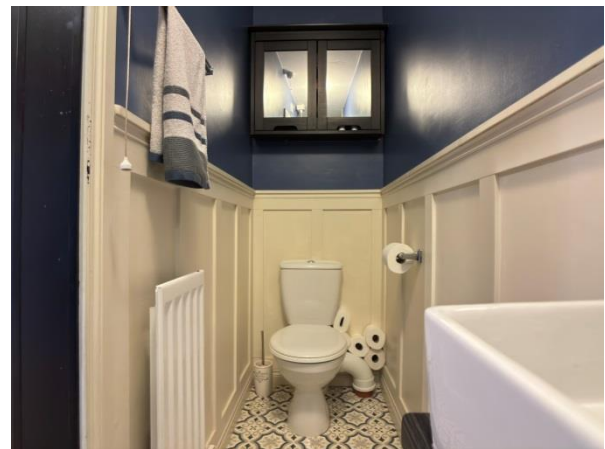




### **ENSUITE SHOWER ROOM:**

10' 7" x 2' 6" (3.23m x 0.76m)

Three piece white suite comprising tiled shower cubicle with electric shower and folding glazed panel, wash hand basin embedded in vanity unit and wc. Extractor fan, single panel radiator, recessed downlighting and vinyl flooring. Shower completed with waterproof tanking kit.





**BEDROOM (2):**

10' 4" x 10' 0" (3.15m x 3.05m)

Side and rear aspect double bedroom, single panel radiator, wooden flooring and roller blinds.



**BEDROOM (3):**

10' 4" x 7' 5" (3.15m x 2.26m)

Rear aspect single bedroom currently used an office, single panel radiator, wooden flooring and roller blind.





#### **BATHROOM:**

10' 8" x 7' 9" (3.25m x 2.36m) (At furthest points)

Three piece white suite comprising panelled bath with mains fitment shower and shower curtain, wash hand basin embedded in vanity unit and wc. PVC panelling, tiled splashback, double panel radiator, extractor fan and vinyl flooring.



#### **OUTSIDE:**

Spacious low maintenance rear garden in decorative Tobermore brick paving and flowerbed in stone border surrounded by wall and timber fencing. Fence to front of property. Electric vehicle charging pod point, external electric socket and water tap. Half log roll shed 12' x 10' on concrete foundation with damp proof course with metal roof and guttering can be purchased at an additional cost. Spacious tarmac driveway providing an abundance of off street parking for numerous vehicles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 9136-2929-2500-0782-7296

#### SPECIAL FEATURES:

- Superb three bedroom semi detached home approx. 1076 sq. ft. approx.
- Set on a spacious corner site
- Situated off Calvertstown Road, Bleary
- Front aspect bright and spacious living room with multi fuel stove inset in feature fireplace
- Ground floor wc
- Spacious kitchen/dining area with integrated oven & hob
- Three well proportioned bedrooms
- Master bedroom with concealed ensuite shower room
- Three piece family bathroom
- Spacious tarmac driveway providing an abundance of parking for multiple vehicles
- Fully enclosed low maintenance rear garden with Tobermore brick paving
- Electric vehicle charging pod point
- External electric socket
- Half log roll shed can be purchased separately
- Oil Heating
- Rates: £765.53
- Service Fee - £118 per year

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