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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**42 CLANCONNEL GARDENS**  
**WARINGSTOWN**  
**BT66 7RP**



**Three bedroom detached bungalow**  
**OFFERS AROUND £164,950**  
Viewing strictly by appointment only



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Number 42 is a fantastic three bedroom detached bungalow in Clanconnel Gardens 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 porch, hallway, front aspect living room, kitchen/dining room, three well appointed bedrooms and family bathroom. Rear garden laid in lawn surrounded by hedging with fields behind. Front garden with shrubs and trees in bedding area. Spacious concrete driveway providing ample off street parking and garage. This superb bungalow is chain free and 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

### PORCH:

5' 3" x 5' 0" (1.6m x 1.52m)

Glazed porch with wooden door and tile flooring leading to hallway.



### HALLWAY:

Glazed entrance door leading to hallway, enclosed storage cupboard and hot press, double panel radiator and laminate flooring.



### LIVING ROOM:

15' 7" x 11' 2" (4.75m x 3.4m)

Front aspect living room with open fire in feature fireplace, double panel radiator, vertical blinds and carpet floorings.

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**KITCHEN/DINING ROOM:**

17' 2" x 8' 8" (5.23m x 2.64m)

A good range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, space for cooker and fridge/freezer, double panel radiator, vertical blinds and vinyl flooring. Space for table and chairs.





**BEDROOM (1):**

12' 3" x 9' 8" (3.73m x 2.95m)

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



**BEDROOM (2):**

11' 5" x 9' 8" (3.48m x 2.95m)

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



**BEDROOM (3):**

11' 4" x 7' 9" (3.45m x 2.36m)

Side aspect single bedroom, single panel radiator, carpet flooring and roller blind.





### **BATHROOM:**

9' 8" x 5' 9" (2.95m x 1.75m)

Three piece white suite comprising corner shower cubicle with electric shower and folding glazed panel, pedestal wash hand basin and wc. Part tiled walls, single panel radiator, extractor fan, roller blind and vinyl flooring.



### **OUTSIDE:**

Front garden with shrubs and trees in flowerbed, laid in lawn to side. Private rear garden laid in lawn surrounded by hedging. Quiet location with field behind, water tap. Spacious concrete driveway providing ample off street parking for numerous vehicles and wooden gates.





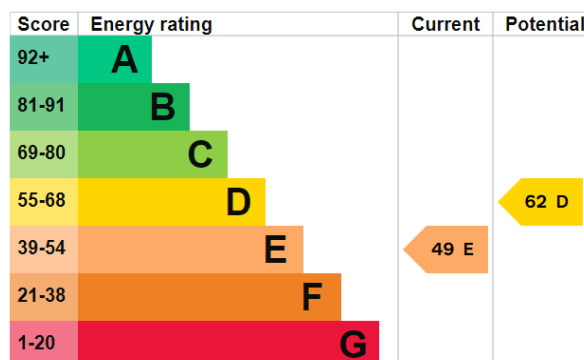
**GARAGE:**

19' 6" x 10' 0" (5.94m x 3.05m)

Single garage with up and over door, light and power. Stainless steel sink and plumbed for washing machine.







EPC Certificate Number: 7435-0822-3400-0464-6296

#### SPECIAL FEATURES:

- Three bedroom detached bungalow approx. 1022 sq. ft.
- Living room with open fire in feature fireplace
- Open plan kitchen/dining room
- Three well proportioned bedrooms
- Three piece family bathroom
- Spacious driveway for multiple vehicles
- Garage with up and over door 19'6" x 10'
- Private rear garden with fields behind
- Oil fire central heating
- Within walking distance to Waringstown village
- Close to schools, shops and all local amenities
- Chain free
- Rates: £1,003.11
- EPC: E

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