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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**28 MAGHERANA PARK**  
**WARINGSTOWN**  
**BT66 7QF**



**Three bedroom detached bungalow**  
**OFFERS AROUND £209,950**  
Viewing strictly by appointment only



From the moment you step into number 28 you will be impressed by its beautiful decoration and spacious interior. Nestled in a quiet cul de sac this fantastic three bedroom detached bungalow is situated in the popular residential area of Magherana Park in Waringstown. The property is ideally located close to primary and secondary schools, shops, all local amenities and within walking distance to Waringstown village. Internally this stunning property comprises entrance hall, living room with open fire in feature fireplace, open plan kitchen/dining room, hallway, sun room and family shower room. Three well proportioned bedrooms, dressing room, ensuite shower room and utility. Externally the property boasts front garden laid in lawn with trees and bedding areas. Spacious concrete driveway providing ample off street parking for multiple vehicles. Fully enclosed private rear garden laid in lawn with paved patio area surrounded by timber fencing and access gate to front of property. This beautiful home will appeal to a wide range of purchasers and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this attractive property has to offer.

## ACCOMMODATION

### ENTRANCE HALL:

Part glazed white PVC entrance door with glazed side panel, Pergo wooden flooring.



### LIVING ROOM:

18' 6" x 10' 9" (5.64m x 3.28m) (At furthest points)

Front aspect living room with open fire with back boiler in feature fireplace, double panel radiator and Pergo wooden flooring.







### KITCHEN/DINING ROOM:

18' 7" x 15' 5" (5.66m x 4.7m) (At furthest points)

Open plan kitchen/dining room with an excellent range of high and low level cupboard and drawers with breakfast bar. Belfast sink bowl, Rangemaster cooker with extractor fan above, integrated undercounter fridge, freezer and dishwasher. Part tiled walls, tiled flooring, double panel radiator and pelmet lighting. Enclosed hot press. Space for table and chairs. Part glazed door to rear of property.







**HALLWAY:**  
Enclosed storage cupboard, Pergo wooden flooring.



### **BEDROOM (1):**

10' 9" x 10' 4" (3.28m x 3.15m)

Rear aspect double bedroom with built in wardrobes, single panel radiator and Pergo wooden flooring. Utility room, dressing room and ensuite shower room off.



### **DRESSING ROOM:**

9' 1" x 8' 2" (2.77m x 2.49m)

Dressing room with fitted wardrobes, double panel radiator, recessed downlighting, roman blind and tile flooring. Ensuite shower room and utility off.





### ENSUITE SHOWER ROOM:

9' 0" x 4' 5" (2.74m x 1.35m)

Three piece white suite comprising walk in shower with Mira electric shower and glazed panel, wash hand basin embedded in vanity unit and wc. Wall mirror, towel radiator, part tiled walls and tile flooring, extractor fan and recessed downlighting.



### UTILITY ROOM:

11' 4" x 9' 8" (3.45m x 2.95m) (At furthest points)

A range of high and low level cupboards, space for washing machine, tumble dryer and fridge/freezer. Part glazed door to rear of property.

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**BEDROOM (2):**

11' 0" x 9' 9" (3.35m x 2.97m)

Rear aspect double bedroom, single panel radiator and Pergo wooden flooring.

**BEDROOM (3):**

8' 9" x 8' 0" (2.67m x 2.44m)

Currently set up as a craft room, rear aspect single bedroom with built in storage cupboard and wardrobes, single panel radiator and Pergo wooden flooring. Access to partly floored roofspace with ladder.

**BATHROOM:**

7' 4" x 5' 3" (2.24m x 1.6m)

Three piece white suite comprising walk in shower enclosure with Mira electric shower and glazed panel, wall hung wash hand basin and vanity unit, mirrored cabinet and wc. Chrome towel radiator, tiled walls and flooring, pvc ceiling and recessed downlighting.

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### SUN ROOM:

12' 8" x 12' 6" (3.86m x 3.81m)

Bright and spacious sunroom, two double panel radiators, roller blinds, recessed downlighting and tile flooring. Patio doors to rear of property.



### OUTSIDE:

Fully enclosed private rear garden laid in lawn with paved patio area surrounded by timber fencing. Gate to side of property. Front garden laid in lawn with trees and bedding areas. Spacious concrete driveway providing ample off street parking and timber fence.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	43 E	
21-38	F		
1-20	G		

EPC Certificate Number: 6800-8864-0522-4504-3263

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## SPECIAL FEATURES:

- Three bedroom detached bungalow approx. 1410 sq. ft.
- Two spacious reception rooms
- Front aspect living room with open fire
- Open plan kitchen/dining room
- Bright and spacious sun room
- Three well proportioned bedrooms
- Modern ensuite shower room
- Dressing room
- Utility room
- Modern family shower room
- Oil fired central heating
- Fully enclosed private rear garden
- Spacious driveway for multiple vehicles
- Within walking distance to Waringstown village
- Close to schools, shops and all local amenities
- Rates: £1,161 per year
- Leasehold: £25 per year
- EPC: E

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