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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**22 LOUGH VIEW**  
**GAWLEYS GATE**  
**CRAIGAVON**  
**BT67 0EJ**



**Three bedroom semi detached home**  
**OFFERS AROUND £122,500**  
Viewing strictly by appointment only



Number 22 is a fantastic three bedroom semi detached house situated in Lough View off the Derrymore Road in Gawleys Gate in Craigavon. This fantastic property is ideally located close to Lough Neagh and a short drive to Aghalee, Aghagallon and Lurgan. Internally this property comprises hallway, front aspect living room with woodburning stove, kitchen/dining area with integrated oven and gas hob. Three well appointed bedrooms and family bathroom complete the first floor. Rear garden laid in lawn with pebble patio area surrounded by hedging and timber fencing. Front garden laid in lawn. Spacious tarmac driveway providing ample off street parking. This fantastic property 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 remarkable home has to offer.

## ACCOMMODATION

### HALLWAY:

Wooden entrance door with glazed panel leading to hallway. Single panel radiator, vertical blinds, under stairs storage and vinyl flooring.



### LIVING ROOM:

16' 3" x 11' 0" (4.95m x 3.43m)

Front aspect living room with wood burning stove, double panel radiator, venetian blinds and vinyl flooring.





**KITCHEN/DINING:**

17' 8" x 10' 0" (5.38m x 3.05m)

Open plan kitchen/dining area with an excellent range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, integrated oven and gas hob with stainless steel extractor fan above. Space for fridge/freezer, space for washing machine and table and chairs. Part tiled walls, vertical blinds and vinyl flooring. Patio doors to rear of property.



**LANDING:**

Spindle staircase leading to landing. Enclosed hot press, vertical blinds and carpet flooring. Access to roof space.



**BEDROOM (1):**

11' 2" x 10' 1" (3.4m x 3.07m)

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



**BEDROOM (2):**

13' 9" x 11' 1" (4.19m x 3.38m) (At furthest points)

Front aspect double bedroom, single panel radiator, venetian blinds and carpet flooring.



**BEDROOM (3):**

9' 0" x 7' 6" (2.74m x 2.29m)

Front aspect single bedroom, single panel radiator, venetian blinds and carpet flooring.



**BATHROOM:**

7' 5" x 5' 6" (2.26m x 1.68m)

Three piece white suite comprising panelled bath with Mira electric shower fitment and shower curtain, pedestal wash hand basin and wc. Double panel radiator, extractor fan and tiled walls and flooring.



**OUTSIDE:**

Front garden laid in lawn. Rear garden laid in lawn with pebble patio area and decorative wall, surrounded by timber fencing and hedging. Outside tap and spacious tarmac driveway for numerous vehicles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 6900-8421-0122-2594-3263

**SPECIAL FEATURES:**

- Three bedroom semi detached home approx. 1054 sq. ft.
- Front aspect living room with wood burning stove
- Kitchen/dining area with integrated oven and gas hob
- Three well appointed bedrooms
- Family bathroom
- Oil fire central heating
- Situated off Derrymore Road in Gawleys Gate
- Nestled in a quiet cul de sac
- Spacious tarmac driveway providing off street parking for numerous vehicles
- Front garden laid in lawn
- Enclosed rear garden laid in lawn with pebble patio area
- Rates: £924 per year
- EPC – D

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