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Talletine House **102 WILLIAM STREET**  
Lurgan BT66 6JB

Offers over  
**£299,950**







## Description:

This truly impressive period property, having a striking bay window elevation, retains many of its character features and architectural mouldings, complimenting a very deceptive interior floor plan, which has been wonderfully designed over three floors.

The property has the benefit of commercial planning, skilfully allowing an opportunity to utilise the generous accommodation for alternative configurations of room lets for small businesses, with a residential 2 bed apartment on the second floor.

Originally this property was a very fine period residence, located on the prime and bustling William Street with its array of shops and businesses including The Ashburn Hotel and the Court House Bar. Right across the road is Lurgan train station providing access to Portadown, Newry and the south as well as Moira, Lisburn and Belfast Grand Central. The Lough Road will lead to the M1 interchange for Belfast and the west, whilst local attractions including Lurgan Golf Club, Oxford Island and Kinnego Marina as well as Northern Ireland largest and most beautiful urban Park.

The sale of this truly unique property will allow many opportunities for a wide spectrum of potential investors seeking a large property in a prime location.

Viewing a must!

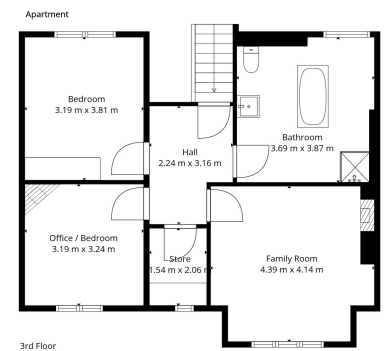
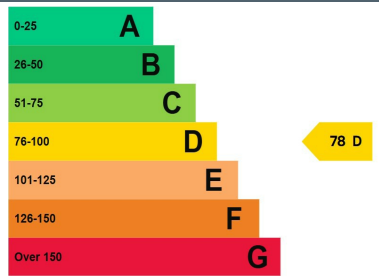
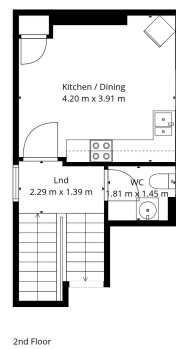
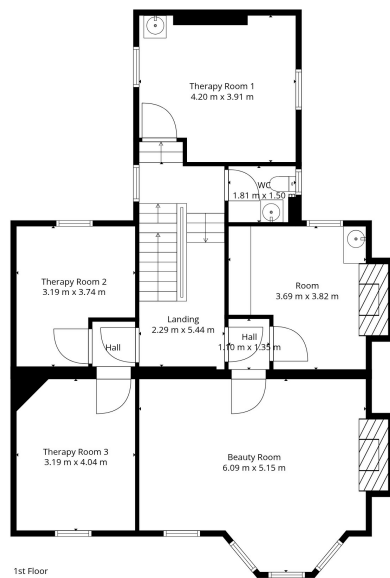
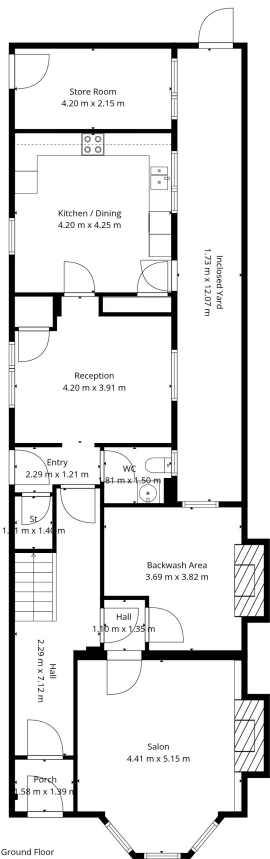
## Features:

- A very fine period property in a prime and bustling setting
- Commercial planning has been obtained for individual room lettings
- Period style front door and inner porch leading through to a beautiful hallway with an original staircase with newel posts and spindles leading to the first and second floors
- Ground floor has a salon, separate therapy room, reception lounge and a spacious kitchen with a generous range of fitted high and low level cabinetry. A door leads to the rear court yard and a separate door leads to the side alley
- Downstairs WC with WC and wash hand basin
- The first floor has a half landing with therapy room with a separate WC with wash hand basin
- Four further therapy rooms and beauty salon on the 1<sup>st</sup> floor
- The second floor has a residential apartment with a half landing providing an open plan kitchen with dining area and generous range of high and low level kitchen cabinetry. A separate cloak room with WC and wash hand basin
- The second floor has two bedrooms, a spacious bathroom with a free standing bath, shower cubicle, WC and wash hand basin. An attractive sitting room with period style fireplace
- Double glazed windows
- Gas central heating
- An opportunity for residential conversions, subject to all planning approvals and local authority consents
- An enclosed rear yard from the kitchen
- Store room or gym at the rear
- Viewing by appointment only with the agent 028 9261 2121

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**Total: 297 m<sup>2</sup>**  
 Ground Floor: 102 M<sup>2</sup>, 1st Floor: 103 M<sup>2</sup>, 2nd Floor: 27 M<sup>2</sup>, 3rd Floor: 65 m<sup>2</sup>  
 Excluded Areas: Porch: 2 M<sup>2</sup>, Inclosed Yard: 21 M<sup>2</sup>, Fireplace: 4 M<sup>2</sup>,  
 Low Ceiling: 3 M<sup>2</sup>, Walls: 26 m<sup>2</sup>

