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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**37 IRWIN PLACE**  
**DONAGHCLONEY**  
**BT66 7LN**



Three bedroom end terrace home  
**OFFERS AROUND £119,950**  
Viewing strictly by appointment only



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Number 37 is a fantastic three bedroom end terrace situated in Irwin Place in Donaghcloney. The property is ideally located close to schools, shops, all amenities and a short walk to Donaghcloney village. Internally the property comprises entrance hall, living room with open fire and back boiler in feature fireplace, open plan kitchen/dining room and rear hallway/utility. Three well appointed bedrooms and family bathroom complete the first floor. This property is a fantastic opportunity for first time buyers or investors to increase their portfolio and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

## ACCOMMODATION

### ENTRANCE HALL:

Wooden entrance door with glazed panels leading to entrance hall, single panel radiator and laminate flooring.



### LIVING ROOM:

14' 0" x 12' 3" (4.27m x 3.73m) (At furthest points)

Front aspect living room with open fire and back boiler in feature fireplace, double and single panel radiator, enclosed storage cupboard, vertical blinds and laminate flooring.





### **KITCHEN/DINING ROOM:**

18' 2" x 13' 7" (5.54m x 4.14m) (At furthest points)

Open plan kitchen/dining room, an excellent range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainers, cooker with extractor fan above, dishwasher and space for fridge/freezer. Part tiled walls, tile flooring, roller blind, recessed downlighting, double panel radiator and laminate flooring. Space for table and chairs.





**REAR HALLWAY:**

7' 7" x 3' 2" (2.31m x 0.97m)

Rear hallway with space for washing machine and tumble dryer, tiled flooring. Glazed door to rear of property.



**LANDING:**

Carpet flooring, single panel radiator and recessed downlighters. Access to roof space.



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**BEDROOM (1):**

14' 1" x 9' 0" (4.29m x 2.74m) (At furthest points)

Front aspect double bedroom, built in wardrobe, vertical blinds and carpet flooring.



**BEDROOM (2):**

11' 2" x 8' 4" (3.4m x 2.54m)

Rear aspect double bedroom, single radiator, vertical blinds and carpet flooring.



**BEDROOM (3):**

9' 4" x 8' 9" (2.84m x 2.67m)

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

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**BATHROOM:**

7' 8" x 5' 5" (2.34m x 1.65m)

Three piece white suite comprising panelled bath with swivel glazed panel and electric Mira shower fitment, pedestal wash hand basin and wc. Enclosed hot press, single panel radiator, extractor fan, recessed downlighters and tiled walls and flooring.



**OUTSIDE:**

Fully enclosed concrete rear yard with laid in lawn to side of property surrounded by timber fencing. Timber gate to front of property and sliding gate to rear of property. 8' x 8' wooden shed and water tap. Front garden laid in lawn with paved path and shrubs surrounded by brick wall and metal gate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 6036-1825-3600-0946-2222

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## SPECIAL FEATURES:

- Three bedroom end terrace home approx. 1076 sq. ft.
- Front aspect living room with open fire in feature fireplace
- Open plan kitchen/dining room
- Rear hallway
- Three well appointed bedrooms
- Three piece family bathroom
- Fully enclosed concrete rear yard with laid in lawn to side of property
- Front garden laid in lawn with paved path
- Within walking distance to Donaghcloney village
- Close to schools, shops and all local amenities
- Oil fired central heating
- Rates: £713 per year
- Freehold
- EPC: D
- Chain free

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