

## 38 Moss View

Waringstown, Craigavon, BT66 7LL

A great opportunity to purchase this four bedroom semi detached home situated in this popular residential area in the sought after village of Waringstown. The village centre is within walking distance and larger neighbouring towns of Lurgan and Banbridge easily accessible. Also convenient for Moira and the M1 motorway network.

This property offers good accommodation with four bedrooms, living room with open fire, kitchen/dining, utility room, ground floor WC and family bathroom. To the rear is an enclosed rear garden with patio area, ideal for those summer nights!

Interest is expected to be high, early viewing is highly recommended.

**Offers over £180,000**

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- Four Bedrooms
- Utility Room
- Enclosed Rear Garden
- Living Room with Open Fire
- Ground Floor WC
- Double Glazing
- Kitchen/Dining
- Family Bathroom
- OFCH

Entrance Porch:

Entrance Hall:

Living Room:

17'8" x 12'5" (Deepest Points)

Kitchen/Dining:

13' x 12'5"

Utility Room:

6'3" x 6'1"

Ground Floor WC:

Stairs & Landing:

Bedroom 1:

14'3" x 10'5"

Bedroom 2:

10'5" x 9'1"

Bedroom 3:

8'3" x 9'

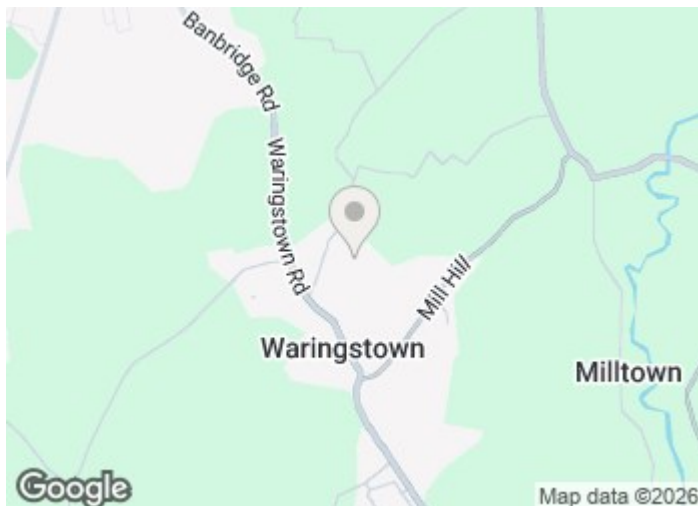
Bedroom 4:

8'3" x 7'3"

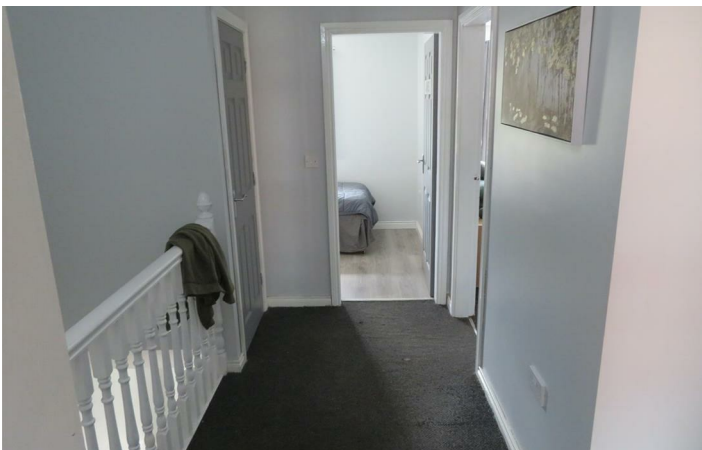
Bathroom:

10'5" x 6'10"

Outside:



[Directions](#)





# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC 