

44 Cambrai Heights , Waringstown, BT66 7PY

A three bedroom semi detached bungalow in the highly sought after village of Waringstown. Conveniently located between the larger neighbouring towns of Lurgan and Banbridge, and also within easy reach of Moira and the M1 interchange. All amenities in the village including shops and local primary school are within walking distance.

Although requiring some modernisation, this property sits on a great site within the development, benefitting from the addition of a conservatory. An attractive option for those looking to downsize, but also should be of interest to first time buyers looking to get a foot on the property ladder.

Offers over £170,000

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, Waringstown, BT66 7PY



- Three bedroom semi detached bungalow in sought after village
- Family bathroom
- Two reception rooms including conservatory
- Oil fired central heating
- Kitchen
- uPVC double glazed windows

Entrance Hall

Living Room

20'2 x 11'5 (6.15m x 3.48m)

Kitchen/Dining

10'9 x 10'1 (3.28m x 3.07m)

Conservatory

14 x 12 (4.27m x 3.66m)

Bedroom 1

10'4 x 10'3 (3.15m x 3.12m)

Bedroom 2

11'1 x 8'4 (3.38m x 2.54m)

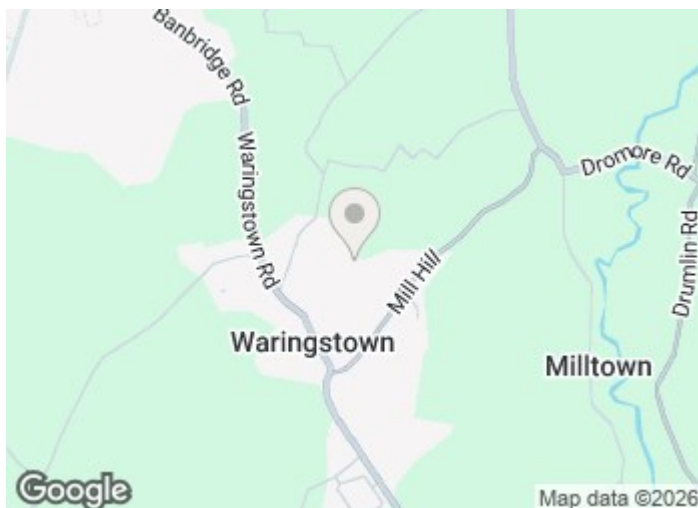
Bedroom 3

8'3 x 7'11 (2.51m x 2.41m)

Bathroom

7'7 x 6'5 (2.31m x 1.96m)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

32 High Street, Lurgan, Armagh, BT66 8AW
Tel: 028 3832 2244 Email: info@jonesestateagents.com www.jonesestateagents.com

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