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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**28 MEADOWVALE**  
**WARINGSTOWN**  
**BT66 7RL**



**Three bedroom semi detached home**  
**OFFERS AROUND £169,950**  
Viewing strictly by appointment only



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Number 28 is a superb bright and spacious three bedroom semi detached home situated in the quiet and popular residential area of Meadowvale in Waringstown. This beautifully presented and well maintained property is ideally located within walking distance of Waringstown village and is close to primary and secondary schools and all local amenities, making it an ideal purchase for a family home or first time buyer. Internally the property comprises hallway, open plan living room/dining room with wood burning stove in feature fireplace, kitchen with integrated appliances and rear porch. Three well proportioned bedrooms and family bathroom complete the first floor. Front and side garden laid in lawn surrounded by shrubs and hedging. Spacious Tyrone brick driveway providing ample off street parking and single garage. Fully enclosed rear garden laid in lawn surrounded by fencing, hedging and timber fencing. Tyrone brick patio area and shrubs. This exceptional property will appeal to a wide range of purchasers 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:

Composite front door with decorative glazed panel and part glazed side panel leading through to hallway. Double panel radiator, ceramic tile flooring. Leading through to kitchen.



### LIVING/DINING ROOM:

25' 0" x 11' 8" (7.62m x 3.56m)

Bright and spacious front and rear aspect open plan living/dining room with wood burning stove in feature fireplace, double and single panel radiators, vertical blinds and laminate wooden flooring. Access to kitchen.





**KITCHEN:**

12' 1" x 8' 8" (3.68m x 2.64m)

An excellent range of high and low cupboards and drawers, stainless steel sink bowl and drainer, integrated Hotpoint oven and hob with stainless steel extractor fan above and fridge/freezer. Plumbed for washing machine, space for dishwasher. Enclosed storage cupboard, part tiled walls, roller blind and vinyl flooring.





**REAR PORCH:**

9' 9" x 3' 4" (2.97m x 1.02m)

Rear porch leading to garage, part glazed PVC door leading to rear garden. Ceramic tiled flooring.



**LANDING:**

Enclosed shelved hot press, access to roofspace, vertical blinds and carpet flooring.



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**BEDROOM (1):**

12' 1" x 11' 0" (3.68m x 3.35m) (At widest points)

Front aspect double bedroom with built in wardrobes and drawers. Single panel radiator, vertical blinds and laminate wooden flooring.



**BEDROOM (2):**

12' 0" x 11' 8" (3.66m x 3.56m) (At widest points)

Rear aspect double bedroom, built in wardrobes with overbed cupboards, single panel radiator, vertical blinds and laminate wooden flooring.





**BEDROOM (3):**

9' 4" x 7' 4" (2.84m x 2.24m) (At widest points)

Front aspect single bedroom with enclosed storage cupboard, single panel radiator, vertical blinds and laminate wooden flooring.



**BATHROOM:**

8' 9" x 5' 9" (2.67m x 1.75m)

Three piece white suite comprising p shape panel bath with Mira electric shower and glazed swivel door, pedestal wash hand basin and low level flush WC. Grey high gloss cupboard. Chrome radiator, ceramic tiled walls and flooring. Roller blind.



**OUTSIDE:**

Front and side garden laid in lawn surrounded by shrubs and hedging. Spacious Tyrone brick driveway providing ample off street parking. Fully enclosed rear garden laid in lawn surrounded by hedging and timber fencing. Tyrone brick patio area and shrubs. Water tap, outdoor light and PVC oil tank. Timber access gate to side and front of property.





**GARAGE:**

26' 4" x 12' 1" (8.03m x 3.68m)

Spacious single garage with light and power, window and up and over door, housing oil fired central heating boiler. Space for additional freezer and tumble dryer. Access to rear porch.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 6634-3527-1300-0250-6276

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**SPECIAL FEATURES:**

- Much sought after and convenient location
- Popular and quiet residential location
- With walking distance to Waringstown village
- Close to schools, shops and all local amenities
- Three bed semi detached home approx. 1066 sq. ft.
- Bright and spacious open plan living/dining room with wood burning stove in feature fireplace
- Kitchen with integrated oven, hob and fridge/freezer
- Three well proportioned bedrooms with built in wardrobes
- Modern three piece family bathroom
- Oil fired central heating
- Single garage
- Tyrone brick driveway providing ample off street parking
- Spacious enclosed rear garden with Tyrone paved patio area
- Double glazed windows in white PVC frames
- Modern composite front door
- Rates: £905 per year
- Leasehold: £12.50 every 6 months
- EPC rating - D

**We aim to make our sales details correct and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on the seller's behalf. Any information given by us in these sales details or otherwise is given without responsibility on our part. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. We recommend that all information, that we provide, about the property is verified by yourself or your advisors. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate and for guidance only.**

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