

27 Canal Court

Scarva, Co. Armagh, BT63 6LX

Wilson
Residential



Summary

Enjoying panoramic views over Scarva Towpath to the rear, this mid townhouse is immaculately presented throughout and offers spacious accommodation.

The accommodation comprises of, Lounge, Kitchen with dining area, two large Bedrooms and Bathroom with separate shower cubicle.

There is parking to the front and an enclosed rear garden with open aspect. The property is excellently situated being in close proximity to the nearby village of Loughbrickland, Banbridge Town Centre, services, schools and the A1 Dual carriageway, providing excellent transport links to Sprucefield, Belfast, Newry and Dublin.

Early viewing is highly recommended.

For Sale Asking Price - £86,000

Telephone. 028 4062 4400
www.wilson-residential.com

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Property Features

- Mid townhouse in excellent decorative order
- Good sized Lounge
- Modern fitted Kitchen with Dining Area
- Two Large Bedrooms
- Spacious Bathroom with Separate Shower
- Oil fired central heating & Double glazed windows in PVC frames
- Private parking area to front and enclosed garden to rear



Ground Floor Accommodation Comprises

Entrance Hall. Part glazed entrance door. Laminate floor.

Lounge. 16'8 x 12 (5.08m x 3.66m) Understairs storage cupboard. View to front. Wooden floor. Fireplace with electric fire.

Modern fitted Kitchen with Dining Area. 16 x 10 (4.88m x 3.05m) Good range of high and low level oak effect units with formica work surfaces. Stainless steel sink unit with mixer tap. Electric cooker and hob with extractor hood. Space for tumble dryer and fridge freeze. Plumbed for washing machine. Space for dining table. Part tiled floor and part laminate flooring. Double glazed UPVC double doors to rear garden.

First Floor Accommodation Comprises

Landing: Access to roofspace. Roofspace – partly floored with light & storage.

Bedroom 1. 12'8 x 15'6 (3.86m x 4.72m) Measurements taken at widest point. Built in robe. View to front.

Bedroom 2. 14 x 8'4 (4.27m x 2.54m) View to rear over Towpath.

Bathroom. 9'10 x 6'10 (3.00m x 2.08m) White suite comprising of WC, panelled bath, vanity unit with mixer tap. Separate shower cubicle with pvc wall panelling and thermostatically controlled shower. Part tiled walls. Low voltage down lighting. Extractor fan.



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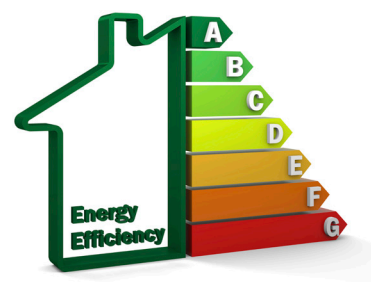


Outside

Tarmac parking area to front. Alleyway to front for access to rear. Low maintenance enclosed rear garden laid in brick paving. Panoramic views overlooking Scarva Towpath. PVC oil tank and oil fired boiler. Outside tap and light.

Directions

Canal Court is situated off Legannanny Road. See For Sale board erected.



EPC
Current - D63
Potential - D68



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