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APEX
PROPERTY AGENCY

FOR SALE
14 REGENCY MEWS,
LURGAN,
BT66 7WP



THREE BED SEMI-DETACHED HOME
OFFERS AROUND £162,500
Viewing strictly by appointment only



14 Regency Mews is a beautifully presented three bedroom semi-detached home situated in a quiet development just off the Belfast Road in Dollingstown. This property is in close proximity to schools, shops and all amenities, and is ideally located between Lurgan and Moira and a short 10 minute drive from the M1 Motorway. The property comprises of hallway, living room with feature multi fuel stove, kitchen/dining area with integrated appliances, utility room and downstairs WC. Three well-proportioned first floor bedrooms, one with en-suite and family bathroom. Externally the property boasts a fully enclosed rear garden laid in lawn, paved patio and decking area, surrounded by timber fencing. Tarmac driveway providing ample off street parking. This property will appeal to a wide range of purchasers, including first time buyers and families and early viewing via the selling agent is highly recommended to fully appreciate what this beautiful home has to offer.

ACCOMMODATION

HALLWAY:

17' 9" x 6' 7" (5.41m x 2.01m) (Longest & widest points)

Black part glazed front door leading to spacious hallway. Downstairs WC and enclosed under stairs storage. Laminate wood flooring, recess downlighting, telephone point and double panel radiator.



LIVING ROOM:

16' 4" x 12' 0" (4.98m x 3.66m)

Front aspect living room with multi fuel stove, black granite hearth and limestone mantel beam. Laminate wood flooring, vertical blinds, television point and double panel radiator.





DOWNSTAIRS WC:

8' 1" x 3' 0" (2.46m x 0.91m)

Two piece white suite comprising of low level flush WC and floating corner sink with mixer tap. Laminate wood flooring, extractor fan and single panel radiator.



KITCHEN/DINING AREA:

15' 6" x 12' 5" (4.72m x 3.78m)

Open plan kitchen/dining area with a superb range of high and low cream cupboards and drawers with under counter lighting. Belfast sink with mixer tap and black granite worktop. Integrated oven, hob, fridge/freezer, dishwasher and microwave. Extractor fan above hob. Part tiled walls, porcelain tiled flooring, roller blind and double panel radiator.





UTILITY ROOM:

5' 8" x 5' 4" (1.73m x 1.63m)

Utility room with a range of cupboards and single stainless steel sink bowl and drainer with mixer tap. Plumbed for washing machine and space for tumble dryer. Part tiled walls, porcelain tiled flooring and single panel radiator. Part glazed white uPVC door leading to rear of property.



LANDING:

White spindle staircase leading to landing. Enclosed shelved hot press and access to roofspace. Carpet flooring and single panel radiator.



MASTER BEDROOM:

12' 9" x 11' 2" (3.89m x 3.4m)

Front aspect master bedroom with en-suite shower room off. Carpet flooring, television point and double panel radiator.



ENSUITE SHOWER ROOM:

9' 7" x 4' 0" (2.92m x 1.22m)

Three piece white suite comprising of floating sink embedded in white vanity unit with mixer tap and tiled splashback, low level flush WC and shower cubical with sliding glazed panel and mains rain head shower fitment. Part tiled walls, ceramic tiled flooring, extractor fan, double panel radiator and roller blind.



BEDROOM (2):

12' 0" x 11' 7" (3.66m x 3.53m)

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

**BEDROOM (3):**

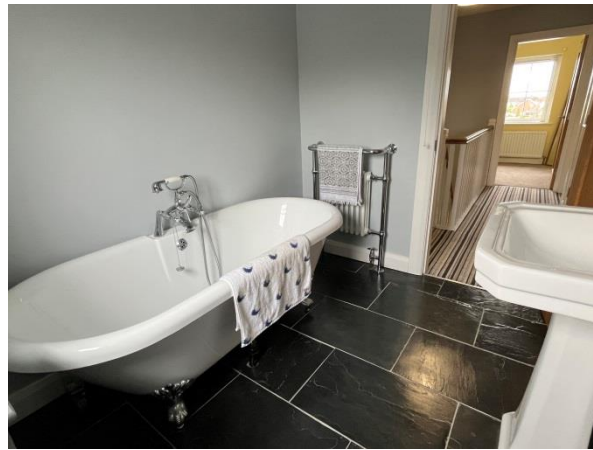
8' 1" x 7' 5" (2.46m x 2.26m)

Front aspect single bedroom with carpet flooring, vertical blinds and single panel radiator.

**BATHROOM:**

8' 0" x 6' 6" (2.44m x 1.98m)

Three piece white suite comprising of low level flush WC, pedestal wash hand basin, roll top bath with claw feet and bath shower mixer tap. Porcelain tile flooring, chrome and white designer towel radiator, extractor fan and roller blind.



OUTSIDE:

Fully enclosed rear garden laid in lawn, paved patio and decking areas, surrounded by timber fencing. Access gate to side of property, PVC oil tank, outdoor light, water tap and shed/play house. PVC guttering, soffits, fascia and downpipes. Low maintenance front garden with laid in lawn and tarmac driveway providing ample off street parking.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 9185-0636-6370-1938-0992

SPECIAL FEATURES:

- Popular residential area
- Much sought after and convenient location
- Close proximity to schools, shops and all local amenities
- Ideally located between Lurgan and Moira
- Short drive to M1 Motorway
- Stunning modern three bedroom semi-detached home
- Living room with multi fuel stove
- Spacious kitchen/dining area with integrated appliances
- Three well-proportioned bedrooms
- Master bedroom with en-suite
- Family bathroom with three piece white suite
- Downstairs WC
- Utility room
- Solid internal oak doors throughout
- Fully enclosed rear garden with paved patio and decking area
- Tarmac driveway providing ample off street parking
- Oil Fired Central Heating
- Floor Area: 1291 Sq. Ft. (Land and Property Approx.)
- Rates: £917 per year
- Tenure: Freehold

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