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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**7 BEECH MEADOWS**  
**WARINGSTOWN**  
**BT66 7UL**



Four bed detached home  
**OFFERS AROUND £215,000**  
Viewing strictly by appointment only



Number 7 is an impressive detached home, situated in a prime cul-de-sac site, within the popular development of Beech Meadows, in the village of Waringstown. The property is conveniently located within walking distance to the village and close to primary and secondary schools, shops and local amenities. The property comprises hallway, three well-proportioned reception rooms, kitchen, utility room and downstairs WC. Four well-proportioned double bedrooms, one with en-suite shower room and family bathroom. Externally the property boasts front garden laid in lawn with tarmac driveway providing off street parking. Fully enclosed private rear garden overlooking the countryside, laid in lawn, with paved patio area, surrounded by timber fencing. This property will appeal to a wide range of purchasers and early viewing via the selling agent is highly recommended in order to fully appreciate what this beautiful home has to offer.

## ACCOMMODATION

### HALLWAY:

Front door with glazed side panel leading to hallway. Enclosed shelved under stairs storage, coat hooks, single panel radiator and ceramic tile flooring. Four interlinking smoke alarms and wired for security system.



### LIVING ROOM:

16' 7" x 10' 9" (5.05m x 3.28m)

Front aspect open plan living room with feature arch through to dining room. Double panel radiator, venetian blinds and ceramic tile flooring.





**FAMILY ROOM:**

16' 7" x 10' 4" (5.05m x 3.15m)

Front aspect family room, venetian blinds, double panel radiator and ceramic tile flooring.



**DINING ROOM:**

12' 5" x 9' 0" (3.78m x 2.74m)

Rear aspect open plan dining room with feature arch leading to living room. Glazed panelled double doors leading through to kitchen and French doors leading to rear of property. Double panel radiator and ceramic tile flooring.



**KITCHEN:**

13' 0" x 12' 2" (3.96m x 3.71m)

A good range of beech shaker style high and low level units and drawers. Stainless steel sink bowl with mixer tap and single drainer. Space for kitchen island, cooker and dishwasher. Stainless steel extractor fan, double panel radiator and ceramic tile flooring. Leading through to utility and downstairs WC.

**UTILITY ROOM:**

8' 1" x 6' 6" (2.46m x 1.98m)

Beech low level shaker style units, stainless steel sink bowl with mixer tap and single drainer. Substantial amount of wall shelving providing beneficial storage space. Plumbed for washing machine, single panel radiator and ceramic tile flooring. Leading through to downstairs WC. Part glazed door leading to side and rear of property.



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**DOWNSTAIRS WC:**

6' 5" x 3' 7" (1.96m x 1.09m)

Two piece white suite comprising of pedestal wash hand basin with mixer tap and dual flush WC. Single panel radiator, extractor fan and ceramic tile flooring.

**LANDING:**

White spindle staircase leading to landing. Access to roof space, enclosed shelved hot press, single panel radiator, venetian blind and carpet flooring.

**MASTER BEDROOM:**

13' 6" x 10' 4" (4.11m x 3.15m)

Front aspect master bedroom with en-suite shower room. Venetian blinds, single panel radiator and carpet flooring.





**EN-SUITE:**

10' 4" x 3' 8" (3.15m x 1.12m)

Three piece white suite comprising tiled shower cubical with electric Triton shower and glazed sliding door, pedestal wash hand basin with mixer tap and dual flush WC. Single panel radiator, extractor fan, shaving point and vinyl flooring.



**BEDROOM (2):**

16' 7" (At longest point) x 10' 9" (5.05m x 3.28m)

Front aspect double bedroom, venetian blind, single panel radiator and carpet flooring.





**BEDROOM (3):**

12' 3" x 9' 0" (3.73m x 2.74m)

Rear aspect double bedroom, venetian blind, single panel radiator and carpet flooring.



**BEDROOM (4):**

10' 9" x 10' 0" (3.28m x 3.05m)

Rear aspect double bedroom, venetian blind and single panel radiator.



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**BATHROOM:**

9' 1" x 7' 5" (2.77m x 2.26m)

Three piece white suite comprising panelled bath with glazed panel, Triton power shower from hot and cold water system above, centre positioned mixer tap and tiled splashback. Sink with mixer tap embedded in vanity unit and dual flush WC. Single panel radiator, extractor fan and vinyl flooring.

**OUTSIDE:**

Front garden laid in lawn with tarmac driveway to the side. Gate access and paved path to side of property. Fully enclosed private rear garden laid in lawn with paved patio area and pathway to oil tank, surrounded by timber fencing. Front and rear outdoor lights, water tap and shed 7 ft. x 7 ft. uPVC oil tank and oil fired central heating boiler in galvanized casing.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 69   c    |
| 55-68 | D             | 64   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

EPC Certificate Number: 0370-2490-8040-2629-2581

#### SPECIAL FEATURES:

- Much sought after and convenient location
- Within walking distance to Waringstown village
- Close to schools, shops and all local amenities
- Easy access to neighbouring towns of Lurgan and Banbridge
- Three well-proportioned reception rooms
- Spacious open plan living/dining room
- Utility room and downstairs WC
- Four double bedrooms including master bedroom with en-suite
- Family bathroom with three piece white suite
- Tarmac driveway providing off street parking
- Oil fire central heating
- Double glazed windows in white uPVC frames
- Open plan front and fully enclosed private rear garden
- Floor Area: 1884 Sq. Ft. Approx. (Land and Property services)
- Tenure: Freehold
- Rates: £1,513.05 per year
- Service fee: £100 Approx. per year

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.