



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

80 Murray Wood
Waringstown
BT66 7GX

| | |
|-----------|---|
| Bedroom | 3 |
| Reception | 1 |
| Bathroom | 3 |



Immaculately presented detached family home set within a quiet cul de sac, and fields to the rear

Offers in Excess of : £207,500

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed
Open during lunchtime

Viewing strictly by appointment only

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JOYCE CLARKE

TAKING YOU HOME

Tucked away in a quiet cul de sac to the rear of the popular Murray Wood development, No 80 is a property you should not miss viewing with a large wrap around garden and fields to the rear providing the perfect haven for enjoying sunny days. This beautifully presented home has a stunning recently fitted kitchen with breakfast bar and array of integrated appliances, open plan to dining. This then leads to the living room with attractive bay window. A utility room and WC complete the ground floor, with access to the integral garage. There are three well appointed bedrooms, master with en suite shower room. The fully tiled family bathroom has a separate shower and bath. Murray Wood is ideally positioned within walking distance of schools and shops, and on the bus route for Banbridge and Lurgan. It has a wonderful green area in the centre of the development, and continues to be sought after by first time buyers and families alike.



- Immaculately presented detached family home
- Three well appointed bedrooms
- Stunning recently fitted modern kitchen with breakfast bar and range of integrated appliances
- Kitchen open plan to dining, leading to living room
- Spacious living room with bay window
- Fully tiled family bathroom with separate shower and bath
- Utility room and downstairs WC
- Integral garage
- Wrap around garden with paved patio.
- Fields to the rear



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 61 D | 66 D |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

ENTRANCE HALL

Mahogany entrance door with glazing and glazed side panel. Under stair storage. Tiled flooring. Double panel radiator. Telephone and power points. Thermostat.

LIVING ROOM

3.87m x 4.64m (12' 8" x 15' 3")

Dual aspect reception room. Bay window. Feature fireplace with gas insert, limestone surround and hearth. Solid oak floor. TV, telephone and power points. Two double panel radiators.

KITCHEN DINER

3.87m x 6.36m (12' 8" x 20' 10")

Extensive range of high and low level kitchen units with oak effect worktop. Display cabinets with glazed panel and LED lighting. One and a half bowl stainless steel sink and drainer unit. Tiled floor and splashback. Breakfast bar. Range of integrated appliances to include Indesit fridge freezer, Hotpoint dishwasher, Beko electric oven, Smeg four ring induction hob with extractor fan above. Recessed downlighting. Power points. UPVC sliding patio doors giving access to patio and rear garden. Two double panel radiators. Open plan to living room.

UTILITY ROOM

2.18m x 2.55m (7' 2" x 8' 4")

Range of high and low level laminate cabinets. Space for washing machine. Stainless steel sink and drainer unit. Power points. Tiled floor. Single panel radiator. Window. Access to garage. Heating control panel. Mahogany door with glazed panel providing access to rear garden.

GROUND FLOOR WC

1.07m x 2.15m (3' 6" x 7' 1")

Dual flush WC and wash hand basin with vanity unit below. Tiled flooring. Window.

FIRST FLOOR LANDING

Access to hot press. Access to floored attic via loft ladder. Double panel radiator. Power sockets.



MASTER BEDROOM

3.74m x 3.87m (12' 3" x 12' 8")

Rear aspect double bedroom. Carpet. Double panel radiator. TV and power point.

ENSUITE

1.18m x 2.83m (3' 10" x 9' 3")

Shower enclosure with Aqualisa Aquastream mains fed shower. Dual flush WC. Wash hand basin with pedestal. Fully tiled walls. flooring and splashback. Single panel radiator. Extractor fan. Window giving natural light.

BEDROOM TWO

3.27m x 3.47m (10' 9" x 11' 5")

Front aspect double bedroom. Carpet. Double panel radiator. TV and power points.

BEDROOM THREE

2.34m x 2.91m (7' 8" x 9' 7")

Front aspect bedroom. Carpet flooring. Storage closet. Power point. Double panel radiator.

FAMILY BATHROOM

2.37m x 2.63m (7' 9" x 8' 8")

Four piece bathroom suite comprising of dual flush WC, wash hand basin with pedestal, corner shower enclosure with electric shower, bath with shower attachment. Fully tiled walls and flooring. Single panel radiator. Extractor fan. Window

GARAGE

Up and over garage door. Side window. Oil fired boiler. Power and light. Access to floored roof space via loft ladder. Access from the utility room.

OUTSIDE

Fully enclosed large south facing rear garden laid in lawn. Fields to the rear. Paved area ideal for entertaining. Outside tap and light. Oil tank. Two pedestrian gates.

