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APEX
PROPERTY AGENCY

FOR SALE
129 CLONMEEN
CRAIGAVON
BT65 4AR



Four bedroom mid terrace home
OFFERS AROUND £74,950
Viewing strictly by appointment only



Number 129 is a four bedroom mid terrace home situated in Clonmeen, Craigavon. The property is situated close to primary and secondary schools, shops and amenities, a short drive from Rushmere Shopping Centre, South Lake leisure centre and neighbouring towns of Lurgan and Portadown. The accommodation comprises hallway, living and dining rooms, kitchen with integrated oven and hob and the potential to complete a utility room/downstairs bathroom. Four first floor bedrooms and family bathroom. Externally the property boasts fully enclosed low maintenance front garden with shrubs, pebbled areas and paved pathway, surrounded by timber fencing. Low maintenance rear garden with pebbled flowerbed and paved patio area, surrounded by timber fencing. The property is an ideal purchase for a first time buyer or investor seeking a rental opportunity and early viewing via the selling agent comes highly recommended.

ACCOMMODATION

HALLWAY:

Hallway leading to kitchen, living room and dining room. Enclosed shelved hot press, pine wall panelling, double panel radiator and tiled flooring.



LIVING ROOM:

13' 5" x 9' 8" (4.09m x 2.95m)

Rear aspect living room with pine surround, black hearth and electric fire. Ceiling coving, double panel radiator, ceramic tile flooring and french doors to rear of property.



DINING ROOM:

13' 5" x 12' 4" (4.09m x 3.76m)

Rear aspect dining room, ceiling coving, ceiling rose, two double panel radiators and ceramic tiled flooring.



KITCHEN:

14' 9" x 8' 6" (4.5m x 2.59m)

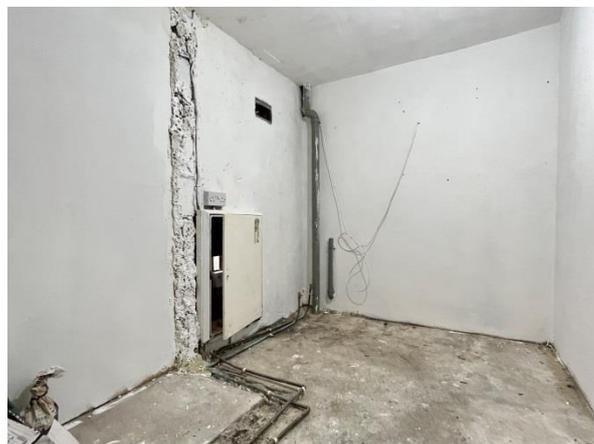
A range of high and low level cupboards and drawers, 1.5 stainless steel sink bowl with mixer tap and drainer. Integrated oven and hob with stainless steel extractor fan above. Plumbed for dishwasher and washing machine, space for tumble dryer. Ceramic tiled walls and floor.



UTILITY ROOM:

8' 1" x 6' 2" (2.46m x 1.88m)

Potential to be renovated as a utility room or downstairs bathroom. Plumbed for washing machine and single panel radiator.



LANDING:

Pine staircase leading to landing, pine wall panelling and access to roof space.

**BEDROOM (1):**

13' 5" x 8' 8" (4.09m x 2.64m)

Rear aspect double bedroom with built in wardrobe with shelving and hanging space. Single panel radiator and access to roofspace.

**BEDROOM (2):**

10' 9" x 10' 6" (3.28m x 3.2m)

Rear aspect double bedroom with built in wardrobe with hanging and shelving space and single panel radiator.



BEDROOM (3):

11' 6" x 9' 3" (3.51m x 2.82m)

Rear aspect double bedroom with two built in wardrobes with shelving and hanging space and single panel radiator.

**BEDROOM (4):**

13' 0" x 8' 8" (3.96m x 2.64m)

Front aspect double bedroom with built in wardrobe with shelving and hanging space and single panel radiator.

**BATHROOM:**

8' 4" x 6' 1" (2.54m x 1.85m)

Three piece white suite comprising wash hand basin embedded in vanity unit, corner bath with mixer tap, electric Triton shower above and dual flush WC. PVC wall panelling around bath, ceramic tiled walls and flooring and single panel radiator.



OUTSIDE:

Fully enclosed low maintenance front garden with shrubs and pebbled areas, tiled pathway and outdoor water tap surrounded by timber fencing. Low maintenance rear garden with pebbled flowerbed and paved patio area, surrounded by timber fencing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E	40 E	
21-38	F		
1-20	G		

EPC Certificate Number: 5400-7490-0622-5203-3773

SPECIAL FEATURES:

- Close to primary and secondary schools, shops and amenities
- Close to Rushmere shopping centre & South Lake leisure centre
- Four bedroom mid terrace home
- Two reception rooms
- Four well-proportioned bedrooms
- Family bathroom with three piece white suite
- Oil fired central heating
- Low maintenance front and rear gardens
- Ideal home for first time buyer or investor
- Floor Area: 1324 Sq. Ft. Approx. (Land and Property services)
- Rates: £421.82 per year

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