

028 3834 8457

www.apexpropertyagency.com

mail@apexpropertyagency.com

158 - 160 Union Street, Lurgan, BT66 8EF

**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**9 MAGHERANA PARK**  
**WARINGSTOWN**  
**BT66 7QF**



Three bedroom detached bungalow  
**OFFERS AROUND £154,950**  
Viewing strictly by appointment only



Number 9 is a superb three bedroom detached bungalow, situated within the quiet and popular residential area of Magherana Park, Waringstown. Ideally located within walking distance to Waringstown village, close to primary and secondary schools, shops and all local amenities. The property comprises entrance hall, living room, open plan dining room/kitchen, hallway, three well proportioned bedrooms and modern bathroom. Externally this beautiful property boasts spacious concrete driveway to the side of the property, providing ample off street parking and single garage. Low maintenance front garden with centre paved design, surrounded by decorative wall with an array of plants and shrubs. Fully enclosed rear garden laid in lawn and paved patio area. This stunning house is chain free and ready to move into and will appeal to a wide range of purchasers including first time buyers and those looking to downsize or live on a single level. Early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

## ACCOMMODATION

### ENTRANCE HALL:

White uPVC front door with double glazed side panel leading to entrance hall with carpet flooring and vertical blinds.



### LIVING ROOM:

19' 8" x 11' 0" (5.99m x 3.35m)

Front aspect living room with open fire in feature tiled fireplace. Carpet flooring, double panel radiator, vertical blinds, glazed panel door leading to hallway.







**DINING ROOM:**

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

Front aspect dining room open plan through to kitchen, vertical blinds and carpet flooring. Double and single panel radiators. Glazed panel door to hallway.



**KITCHEN:**

16' 7" x 7' 5" (5.05m x 2.26m)

Open plan from dining room to kitchen with a good range of cupboards and drawers, 1.5 stainless steel sink bowl with single drainer, stainless steel extractor fan. Part tiled walls, vertical blinds and vinyl flooring. Part glazed uPVC door to side and rear of property.





**HALLWAY:**

Leading to bedrooms and bathroom. Access to roof space, enclosed hot press and carpet flooring.



**BEDROOM (1):**

14' 0" x 10' 0" (4.27m x 3.05m)

Rear aspect double bedroom with laminate flooring, single panel radiator, vertical blinds and plaster moulded corncing.



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**BEDROOM (2):**

10' 5" x 10' 0" (3.18m x 3.05m) (Longest and widest points)

Rear aspect double bedroom with built-in wardrobe, single panel radiator and vinyl flooring. uPVC part glazed double doors leading to the rear of property.

**BEDROOM (3):**

10' 5" x 9' 5" (3.18m x 2.87m)

Rear aspect bedroom with built in cupboard housing water tank. Single panel radiator, carpet flooring and vertical blinds.

**BATHROOM:**

8' 7" x 6' 2" (2.62m x 1.88m)

Recently renovated modern three piece suite comprising wash hand basin embedded in grey vanity unit, dual flush WC and panelled bath with swivel glazed door and electric Redring shower above. PVC marble wall panelling, chrome radiator, extractor fan, LED illuminated mirror, LED remote control mood lighting, PVC ceiling panelling and vinyl flooring.

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**GARAGE:**

22' 1" x 10' 0" (6.73m x 3.05m)

Detached single garage with manual up and over door. Light and power supply housing oil fired central heating boiler. Side door access leading to the rear garden.



**OUTSIDE:**

Low maintenance front garden with centre paved design, surrounded by decorative wall with an array of plants and shrubs. Tiled path to front of property and pebbled area to side. Spacious concrete pathway providing ample off street parking, single garage and water tap. Fully enclosed rear garden laid in lawn and paved patio area surrounded by wall and timber fencing. Pebbled area and wooden arch leading to side of property. uPVC oil tank and timber gate providing access to front of property.



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

EPC Certificate Number: 0961-2991-0154-9896-3075

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## **SPECIAL FEATURES:**

- Popular and quiet residential location
- Much sought after and convenient location
- Within walking distance to Waringstown village
- Close proximity to schools, shops and all local amenities
- Short drive to M1 Motorway, Rushmere Shopping Centre and Leisure facilities
- Three bedroom detached bungalow
- Two reception rooms
- Three well proportioned bedrooms
- Recently fitted modern bathroom
- Oil fired central heating
- Low maintenance front garden with centre paved design
- Fully enclosed rear garden
- Concrete paved driveway providing ample off street parking
- Single garage
- Chain Free
- Floor area: 1163 Sq. Ft. Approx. (Land and Property Services)
- Rates: £1,159.92 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.**

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