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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**2 LIMFIELD RISE**  
**CRAIGAVON**  
**BT65 5BN**



Four bedroom chalet bungalow  
**OFFERS AROUND £159,950**  
Viewing strictly by appointment only



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Number 2 is a delightful and spacious four bedroom chalet bungalow, situated in the popular residential area of Limefield Rise in Craigavon. The property is ideally located off the Drumgor Road, close to primary and secondary schools, shops and all local amenities. Internally the property comprises hallway, living room, kitchen/dining area, two ground floor bedrooms, family bathroom and two bedrooms on the first floor. Externally the property comprises fully enclosed front and side garden laid in lawn, shrubs and pebbled border surrounded by timber fencing. Paved path to front of property and pebbled driveway providing ample off street parking with double timber gates. Fully enclosed spacious rear garden laid in lawn with paved patio, surrounded by timber fencing. This superb property will appeal to a wide range of purchasers, therefore early viewing via the selling agent is highly recommended.

## ACCOMMODATION

### HALLWAY:

White uPVC front door with glazed side panels leading to hallway, enclosed shelved hot press, single panel radiator, ceramic tile flooring, venetian blinds, carpet flooring and alarm system.



### LIVING ROOM:

18' 5" x 11' 5" (5.61m x 3.48m)

Front and side aspect living room with electric fire in feature fireplace. Laminate wood flooring, double panel radiator and venetian blinds.



### BEDROOM (1):

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

Rear aspect double bedroom, single panel radiator, laminate wood flooring and venetian blinds.



**BEDROOM (4):**

9' 1" x 8' 8" (2.77m x 2.64m)

Front aspect single bedroom with single panel radiator, laminate wood flooring and venetian blinds.



**KITCHEN/DINING AREA:**

16' 7" x 13' 6" (5.05m x 4.11m)

A good range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, integrated oven and hob with stainless steel extractor fan above. Plumbed for washing machine and dishwasher. Part tiled walls, double panel radiator, venetian blinds and part glazed door to rear of property.





**BATHROOM:**

8' 9" x 7' 9" (2.67m x 2.36m) (Longest and widest)

Four piece brand new bathroom suite comprising wash hand basin embedded in vanity unit, dual flush WC, corner shower cubical with double glazed sliding panels and electric Mira sport shower and panelled bath with shower fitment. Double panel radiator, tile effect PVC wall panelling, wall mirror and ceramic tile flooring.



**LANDING:**

White spindle staircase leading to landing, access to roof space and carpet flooring.

**BEDROOM (2):**

15' 3" x 8' 5" (4.65m x 2.57m)

Rear aspect double bedroom, double panel radiator, venetian blinds and laminate wood flooring.



**BEDROOM (3):**

9' 7" x 8' 7" (2.92m x 2.62m)

Side aspect single bedroom with velux window, enclosed cupboard, single panel radiator, laminate wood flooring and roofspace access.



**OUTSIDE:**

Fully enclosed front and side garden laid in lawn, shrubs and pebbled border surrounded by timber fencing. Paved path to front of property, pebbled driveway providing ample off street parking and double timber gates. Water tap. Fully enclosed spacious rear garden laid in lawn with paved patio, surrounded by timber fencing.





EPC Certificate Number:

**SPECIAL FEATURES:**

- Popular and quiet residential location
- Much sought after and convenient location
- Close proximity to schools, shops and all local amenities
- Short drive to M1 Motorway, Rushmere Shopping Centre and Leisure facilities
- Spacious chalet bungalow
- Kitchen/Dining area with integrated oven and hob
- Four well proportioned bedrooms
- Brand new four piece family bathroom
- Oil fired central heating
- Spacious pebbled driveway providing generous off street parking
- Fully enclosed spacious rear garden
- Floor area: 1303 sq. ft. (Land and property services)
- Rates: £869.94 per year

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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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