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APEX
PROPERTY AGENCY

FOR SALE
29 CASTLEVIEW
GILFORD
BT63 6JR



Three bedroom mid terrace home
OFFERS AROUND £88,000
Viewing strictly by appointment only



Number 29 is a three bed mid terrace home situated in the popular residential area of Castleview, Gilford. The property is ideally located within walking distance of Gilford village, close to primary and secondary schools, shops and all local amenities. Internally the property comprises entrance hall, living room with electric fire inset, kitchen/dining area with integrated oven and glass hob to be fitted. Three well proportioned first floor bedrooms and brand new four piece family bathroom completes the first floor. Fully enclosed low maintenance front garden laid in bark chippings with shrubs and plants surrounded by concrete wall. Fully enclosed concrete rear yard with gate to right of way access. This home will appeal to a wide range of purchasers including first time buyers and families and therefore early viewing via the selling agent is highly recommended.

ACCOMMODATION

ENTRANCE HALL:

Timber entrance door with oval decorative panel and glazed side panels. Tongue and groove ceiling panelling, single panel radiator and ceramic tile flooring.



LIVING ROOM:

13' 6" x 11' 7" (4.11m x 3.53m)

Front aspect living room with bay window, open fire in feature fireplace with electric fire inset. Arch storage area, plaster moulded ceiling coving and centre rose. Double panel radiator and laminate wooden flooring.



KITCHEN/DINING:

21' 8" x 14' 8" (6.6m x 4.47m) (Furthest points)

A good range of high and low level units and drawers. 1.5 Stainless steel sink bowls and drainer, integrated oven and brand new glass hob to be fitted with stainless steel extractor fan above. Plumbed for washing machine, tongue and groove ceiling and ceramic tile flooring. Double panel radiator and space for table and chairs. Glazed uPVC back door leading to fully enclosed rear yard.



LANDING:

Enclosed shelved hot press with double doors, pine tongue and groove ceiling.

BEDROOM (1):

11' 7" x 10' 7" (3.53m x 3.23m)

Front aspect double bedroom with built in wardrobe. Tongue and groove ceiling, laminate wood flooring, single panel radiator and recessed down lighting.



BEDROOM (2):

11' 6" x 10' 1" (3.51m x 3.07m)

Rear aspect double bedroom with tongue and groove ceiling, laminate wood flooring and single panel radiator.

**BEDROOM (3):**

10' 6" x 7' 5" (3.2m x 2.26m) (Furthest points)

Front aspect single bedroom with arched storage area and access to roof space. Tongue and groove ceiling, laminate wood flooring and single panel radiator.

**BATHROOM:**

9' 8" x 5' 4" (2.95m x 1.63m) (Furthest points)

Brand new four piece white suite comprising panelled bath with showerhead fitment, double shower cubical with electric shower and shower curtain, wash hand basin in vanity unit and dual flush WC. PVC ceiling and wall panelling, single panel radiator and ceramic tile flooring.



OUTSIDE:

Entrance gate to low maintenance front garden laid in bark chippings with shrubs and plants surrounded by concrete wall. Fully enclosed rear yard with outside water tap. uPVC oil tank and central heating boiler in timber casing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

EPC Certificate Number: 9287-3910-8200-5329-4204

SPECIAL FEATURES:

- Excellent location, close to schools, shops and local amenities
- Within walking distance to Gilford village
- Front aspect living room with electric fire inset and bay window
- Spacious kitchen/dining area with integrated cooker and brand new hob to be installed
- Three well proportioned bedrooms
- Brand new four piece family bathroom
- Brand new laminate and ceramic tile flooring
- Oil fire central heating
- Fully enclosed low maintenance front garden
- Fully enclosed paved rear yard
- 1055 Sq. Ft. Approx. (Land and property services)
- Rates: £579.96 per year
- Tenure: Freehold

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