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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**6 CASTLE HILL**  
**GILFORD**  
**BT63 6HH**



Two bedroom mid terrace home  
**OFFERS AROUND £79,950**  
Viewing strictly by appointment only



Number 6 is a delightful two bedroom mid terrace home situated in Castle Hill, Gilford. Ideally located within walking distance of Gilford village, close to schools, shops and all local amenities. This bright and attractive property comprises open plan living/dining room/kitchen with integrated appliances. Two first floor bedrooms with built in wardrobes and family bathroom. Rear yard with block shed, leading to rear garden laid in lawn with shrubs surrounded by timber fencing, benefitting from the sun during the day. This fantastic property will appeal to a wide range of purchasers including first time buyers and investors, therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this delightful property has to offer.

## ACCOMMODATION

### ENTRANCE HALL:

White PVC front door leading to entrance hall with laminate wood flooring.



### LIVING ROOM/DINING ROOM/KITCHEN:

28' 4" x 13' 2" (8.64m x 4.01m) (At furthest points)

Bright and spacious front aspect open plan living, dining room and kitchen. Open fire in feature fireplace with electric fire inset. A range of high and low level cupboards and drawers, stainless steel sink bowl and drainer, integrated oven and hob with stainless steel extractor fan above and part tiled walls. Two double panel radiators, enclosed understairs storage, laminate wood flooring, roller and venetian blinds. Part glazed PVC door to rear of property.





**LANDING:**

White spindle staircase leading to landing. Carpet flooring, access to roofspace and enclosed shelved hotpress.



**BEDROOM (1):**

9' 6" x 8' 9" (2.9m x 2.67m)

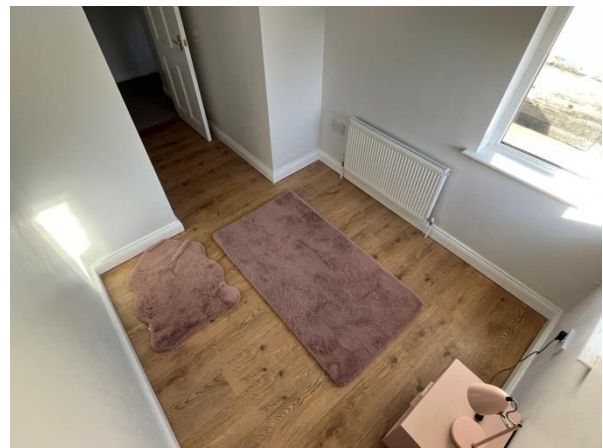
Front aspect double bedroom with built in wardrobe, single panel radiator and laminate wood flooring.



**BEDROOM (2):**

13' 6" x 7' 3" (4.11m x 2.21m) (At furthest points)

Rear aspect single bedroom with built in wardrobe, single panel radiator and laminate wood flooring.



**BATHROOM:**

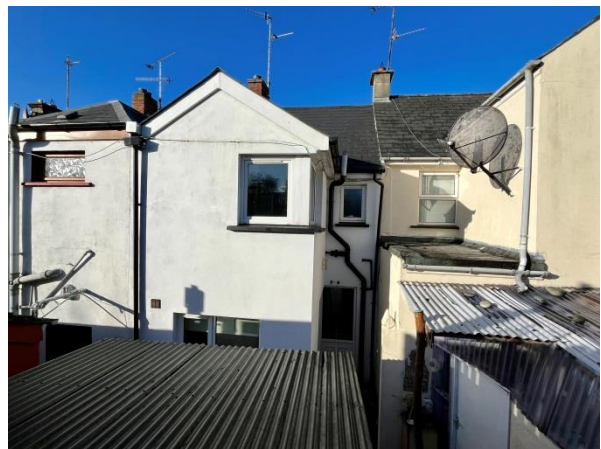
6' 6" x 6' 5" (1.98m x 1.96m)

Three piece white suite comprising pedestal wash hand basin with tiled splashback, panelled bath with Mira electric shower and PVC wall panelling and dual flush WC. Single panel radiator, extractor fan and tile flooring.



**OUTSIDE:**

Rear yard with block shed housing oil fired central heating boiler (approx. 8' 4" x 5' 5"), steps and handrail up to rear garden, laid in lawn with shrubs, surrounded by timber fencing. Rear garden benefitting from the sun during the day.



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

EPC Certificate Number: 9320-2714-4390-2297-8241

### SPECIAL FEATURES:

- Two bedroom mid terrace home around 743 sq. ft.
- Spacious open plan living, dining room and kitchen
- Open fire in feature fireplace with electric fire inset
- Kitchen with integrated oven and hob
- Three piece family bathroom
- Two bedrooms with built in wardrobes
- Rear yard with concrete shed 8' 7" x 5' 5"
- Rear garden laid in lawn surrounded by timber fencing
- Popular residential location
- Within walking distance to Gilford village
- Close proximity to shops, schools and all local amenities
- Oil fire central heating
- Rates: £463.97 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.