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APEX
PROPERTY AGENCY

FOR SALE
5 MOYRAVERTY MEADOWS
MOYRAVERTY
BT65 5GY



Three bedroom semi detached home
OFFERS AROUND £129,995
Viewing strictly by appointment only



Number 5 is a beautifully presented spacious three bedroom semi detached home in Moyraverty Meadows, Craigavon. Ideally situated close to Rushmere shopping centre, Omniplex cinema, South Lake leisure centre, primary and secondary schools and all local amenities. Internally the property boasts hallway, living room with electric stove in feature fireplace, open plan kitchen/dining room with integrated appliance's and downstairs WC. Three well proportioned bedrooms and four piece family bathroom completes the first floor. Externally the property boasts fully enclosed front garden laid in lawn and bedding areas with shrubs and trees. Fully enclosed rear garden with paved patio surrounded by timber fencing. Spacious tarmac driveway providing ample off street parking. This attractive home has much to offer and will appeal to a wide range of purchasers including first time buyers and families. Early viewing via the selling agent is highly recommended in order to fully appreciate what this beautiful home has to offer.

ACCOMMODATION

HALLWAY:

Entrance door with glazed panel and glazed side panel, single panel radiator, cream marble tile flooring currently covered with vinyl flooring. Downstairs WC and enclosed understairs storage off.



DOWNSTAIRS WC:

5' 3" x 3' 8" (1.6m x 1.12m)

Two piece white suite comprising pedestal wash hand basin and dual flush WC. Cream marble tiled flooring currently covered with vinyl flooring. Extractor fan and single panel radiator.



LIVING ROOM:

16' 1" x 12' 0" (4.9m x 3.66m)

Front aspect open plan living room with electric stove in feature fireplace. Solid bamboo wood flooring currently covered with vinyl flooring, double panel radiator, day and night roller blinds and ceiling fan. Open plan through to kitchen/dining room.



KITCHEN/DINING ROOM:

22' 4" x 8' 1" (6.81m x 2.46m)

Open plan kitchen/dining room with a good range of high and low level cupboards and drawers, 1.5 stainless steel sink bowl and drainer, integrated oven and hob with stainless steel extractor fan above. Integrated dishwasher, fridge/freezer and washing machine. Part tiled walls, cream marble tiles covered with vinyl flooring, double panel radiator and double PVC patio doors leading to rear of property. Open plan through to living room.





LANDING:

Carpet flooring on stairs leading to landing. Enclosed shelved hot press, access to roof space and laminate wooden flooring.



BEDROOM (1):

12' 2" x 12' 0" (3.71m x 3.66m)

Rear aspect double bedroom, double panel radiator, laminate wooden flooring and vertical blind.



BEDROOM (2):

12' 1" x 12' 0" (3.68m x 3.66m)

Front aspect double bedroom, day and night privacy roller blind, double panel radiator and laminate wooden flooring.



BEDROOM (3):

10' 2" x 8' 2" (3.1m x 2.49m)

Rear aspect double bedroom, venetian blind, double panel radiator and laminate wooden flooring.



BATHROOM:

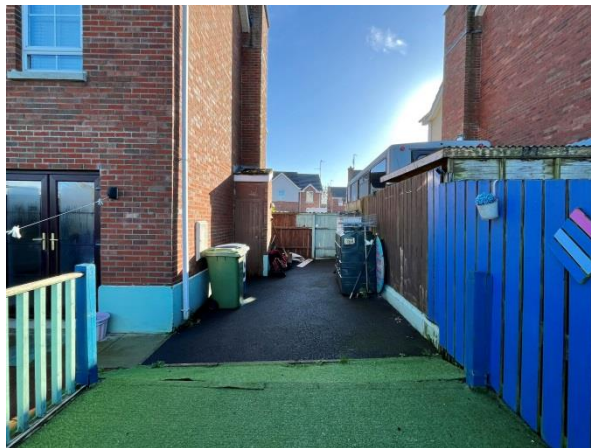
10' 2" x 5' 4" (3.1m x 1.63m)

Four piece white suite comprising pedestal wash hand basin, panelled bath with telephone style shower head attachment, corner mains fitment jacuzzi shower with sliding glazed panels and dual flush WC. Chrome towel radiator, tiled walls and flooring and extractor fan.



OUTSIDE:

Fully enclosed front garden laid in lawn surrounded by timber fencing with bedding areas with shrubs and trees. Fully enclosed rear garden surrounded by timber fencing, paved patio with shed and water tap. Decking covered in artificial grass, PVC oil tank, and tarmac driveway providing ample parking to side of property. Access gate to rear.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 9760-3932-2209-9797-2204

SPECIAL FEATURES:

- Spacious semi detached home approx. 1227 sq. ft.
- Popular residential development
- Three well proportioned bedrooms
- Living room with electric stove in feature fireplace
- Open plan kitchen/dining room with a good range of high and low level units and drawers and integrated appliances
- Downstairs WC
- Four piece family bathroom
- Oil fired central heating
- Fully enclosed rear garden with paved patio
- Tarmac driveway providing ample off street parking
- PVC double glazed windows
- Ideally located near to shops, schools and leisure facilities
- Rates: £918.27 per year

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