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APEX
PROPERTY AGENCY

FOR SALE
23 CLANCONNEL GARDENS
WARINGSTOWN
BT66 7RP



Three bedroom detached bungalow
OFFERS AROUND £149,950
Viewing strictly by appointment only



Number 23 is a superb three bedroom detached bungalow, situated in the popular and highly sought after residential area of Clanconnel Gardens in Waringstown. The property is ideally located in a quiet cul de sac within walking distance of Waringstown village and close to primary and secondary schools, shops and all local amenities. Internally the property comprises part glazed entrance porch, living room with open fire, open plan kitchen/dining area with integrated oven, hob and dishwasher, three well proportioned bedrooms and modern three piece bathroom. Externally the property boasts front garden laid in lawn with an array of shrubs and plants with concrete driveway providing ample off street parking for numerous vehicles. Low maintenance paved rear garden and single garage. This fantastic property will appeal to a wide range of purchasers and therefore early viewing via the selling agent is highly recommended.

ACCOMMODATION

ENTRANCE PORCH:

5' 0" x 4' 7" (1.52m x 1.4m)

Part glazed white PVC door and ceramic tile flooring. PVC entrance door with glazed side panel leading to hallway.



HALLWAY:

White PVC part glazed entrance door with glazed side panel leading to hallway. Three enclosed storage cupboards, plaster moulded ceiling coving, centre ceiling rose, double panel radiator and laminate wood flooring. Part floored roofspace with slingsby ladder.



LIVING ROOM:

15' 7" x 11' 4" (4.75m x 3.45m)

Front aspect living room with open fire in feature fireplace, plaster moulded ceiling coving and ceiling rose. Laminate wood flooring, double panel radiator and vertical blinds.



KITCHEN:

17' 8" x 8' 8" (5.38m x 2.64m)

Open plan kitchen/dining area 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 and integrated dishwasher. Plaster moulded ceiling coving, double panel radiator, vertical and roller blinds and vinyl flooring. Part glazed PVC white door leading to side and rear of property.



BEDROOM (1):

12' 4" x 9' 9" (3.76m x 2.97m)

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



BEDROOM (2):

11' 6" x 7' 8" (3.51m x 2.34m)

Side aspect single bedroom, single panel radiator, vertical blinds and laminate wood flooring.



BEDROOM (3):

11' 4" x 9' 8" (3.45m x 2.95m) (At furthest points)

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





BATHROOM:

8' 7" x 5' 7" (2.62m x 1.7m)

Three piece white suite comprising wash hand basin in vanity unit with waterfall tap, walk in cubical with glazed panel and Mira electric shower with dual heads and dual flush WC. Part tiled walls, chrome towel radiator, venetian blinds, recessed downlighting and vinyl flooring.



GARAGE:

19' 2" x 9' 8" (5.84m x 2.95m)

Single garage housing oil fired central heating, with up and over aluminum door. Light and power and plumbed for washing machine.

OUTSIDE:

Front garden laid in lawn with an array of plants, shrubs and trees. Concrete drive providing ample off street parking, leading to double gate timber fence providing access to side and rear of property and single garage. Timber fence to side of property and access gate to rear. Fully enclosed low maintenance paved rear garden surrounded by timber fencing. Summer house 13' 8" x 11' 9" and shed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		62 D
39-54	E		
21-38	F	26 F	
1-20	G		

EPC Certificate Number: 9079-0975-0259-6994-3904

SPECIAL FEATURES:

- Spacious detached bungalow
- Three well proportioned bedrooms
- Living room with open fire in feature fireplace
- Open plan kitchen/dining area with integrated oven, hob and dishwasher
- Modern three piece bathroom
- Low maintenance paved rear garden
- Single garage
- Spacious driveway providing ample off street parking
- Popular and quiet cul de sac 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
- Oil fired central heating
- Floor area: 1033 sq. ft. approx. (Land and Property services)
- Rates: £918.27 per year

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