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APEX
PROPERTY AGENCY

FOR SALE
30 BEECH MEADOWS
WARINGSTOWN
BT66 7UL



Four bedroom detached home
OFFERS AROUND £244,950
Viewing strictly by appointment only

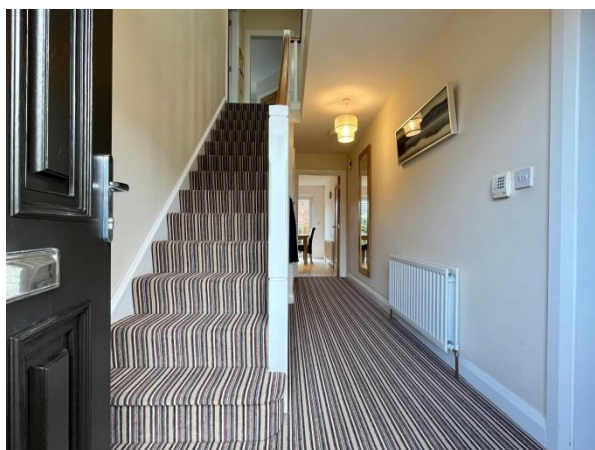


Number 30 is a remarkable detached home, situated in a quiet cul de sac within the popular residential development of Beech Meadows, in the village of Waringstown. This bright and spacious home was constructed in 2012 by award winning Arona Developments. This stunning property is conveniently located within walking distance to the village and close to primary and secondary schools, shops and all local amenities. Internally this exquisite property comprises hallway, two front aspect reception rooms including one with multi-fuel stove, kitchen with integrated appliances, utility room and downstairs WC. Four well proportioned bedrooms and spacious four piece family bathroom completes the first floor. Front garden laid in lawn with tarmac driveway providing ample off street parking and single garage. Fully enclosed private rear garden surrounded by timber fencing, laid in lawn with paved patio area and timber access gates to both sides of property. This exceptional property will appeal to a wide range of purchasers and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this remarkable home has to offer.

ACCOMMODATION

HALLWAY:

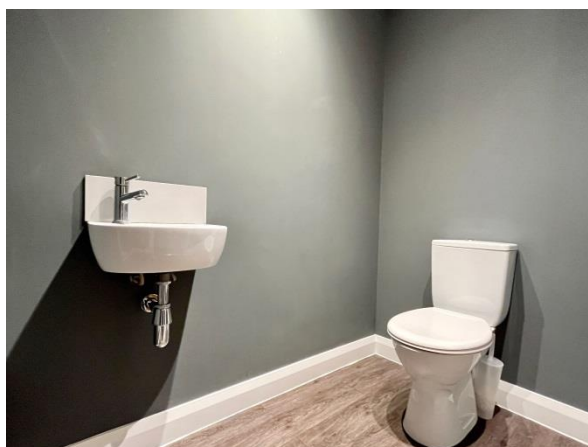
Black composite entrance door with glazed side panels leading to hallway. Carpet flooring, double panel radiator, alarm system and downstairs WC.



DOWNSTAIRS WC:

7' 6" x 4' 0" (At furthest point) (2.29m x 1.22m)

Two piece white suite comprising floating wash hand basin with tiled splashback and low level flush WC. Vinyl flooring, single panel radiator, chrome towel radiator, recessed downlighting and extractor fan.



LIVING ROOM:

20' 1" x 12' 1" (6.12m x 3.68m)

Dual aspect bright and spacious living room with multi-fuel stove. Double panel radiator, carpet flooring, vertical blinds, curtains and curtain poles.



FAMILY ROOM:

13' 0" x 10' 1" (3.96m x 3.07m)

Front aspect family room with open fire in feature fireplace, currently used as a home cinema. Double panel radiator, carpet flooring, vertical blinds, curtains and curtain poles.



KITCHEN/DINING AREA:

17' 2" x 10' 6" (5.23m x 3.2m)

An excellent range of high and low level cupboards and drawers, 'Franke' tectonite1.5 sink bowls with single drainer. Integrated oven and hob with stainless steel extractor fan above. Integrated fridge/freezer, microwave and dishwasher. Part tiled walls, ceramic tile flooring, double panel radiator and recessed downlighting. Space for dining table and chairs. Double glazed french doors leading to rear of property.

**UTILITY ROOM:**

8' 8" x 5' 9" (2.64m x 1.75m)

A good range of high and low level cupboards, stainless steel sink bowl and single drainer. Washing machine and tumble dryer, part tiled walls and ceramic tile flooring. Double panel radiator, recessed downlighting and extractor fan. Part glazed door leading to side of property.



LANDING:

White spindle staircase with oak handrail leading to landing. Enclosed shelved hot press and access to partly floored roof space. Carpet flooring and vertical blinds.

**MASTER BEDROOM:**

15' 1" x 10' 6" (4.6m x 3.2m) (at furthest points)

Rear aspect double bedroom with ensuite shower room. Built in wardrobes, double panel radiator and carpet flooring. Vertical blinds, curtains and curtain poles.



ENSUITE:

6' 5" x 5' 6" (1.96m x 1.68m) (at furthest points)

Three piece white suite comprising pvc panelled corner shower cubicle with mains fitment and double glazed sliding panels, wall hung wash hand basin embedded in vanity unit with tiled splashback and low level flush WC. Single panel radiator, chrome towel radiator and extractor fan. Recessed downlighting, roller blind and vinyl flooring.

**BEDROOM (2):**

13' 0" x 12' 0" (3.96m x 3.66m) (at furthest points)

Front aspect double bedroom with mirrored sliderobes, double panel radiator, carpet flooring, vertical blinds, curtains and curtain poles.



BEDROOM (3):

10' 1" x 9' 5" (3.07m x 2.87m)

Front aspect double bedroom, double panel radiator and carpet flooring. Vertical blinds and curtain pole.

**BEDROOM (4):**

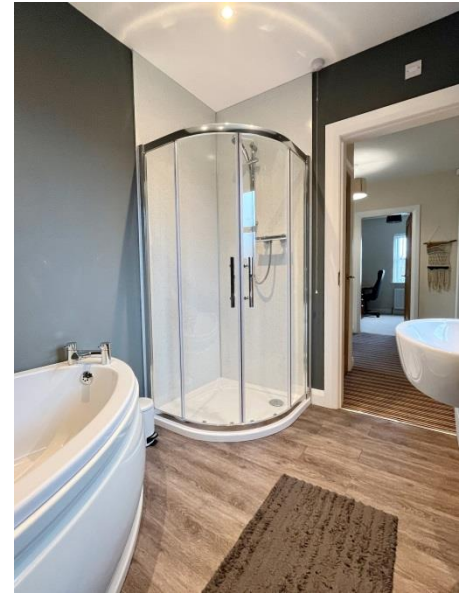
10' 1" x 9' 5" (3.07m x 2.87m)

Side aspect double bedroom, double panel radiator, vertical blinds and carpet flooring.

**BATHROOM:**

9' 0" x 6' 6" (2.74m x 1.98m)

Four piece white suite comprising corner shower with mains fitment, double glazed sliding panels and speckled pvc wall panelling, panelled corner bath, wall hung wash hand basin with tiled splashback and low level flush WC. Recessed downlighting, double panel radiator, extractor fan, roller blind and vinyl flooring.



GARAGE:

17' 6" x 11' 6" (5.33m x 3.51m)

Detached single garage with sectional up and over door, housing oil fired central heating boiler. Light and power supply with side door access.

OUTSIDE:

Front garden laid in lawn with tarmac driveway providing ample off street parking. An array of mature shrubs in bedding areas. Paved sloped step leading to entrance door. Timber gate access to both sides of property and outdoor light. Fully enclosed private rear garden surrounded by timber fencing, laid in lawn with paved patio area and access gates to both sides of property. Mature shrubs and trees, water tap, outdoor light and pvc oil tank.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 2173-3034-9209-1414-1200

SPECIAL FEATURES:

- Much sought after and convenient location
- Popular residential development
- Quiet cul de sac location
- Within walking distance to Waringstown village
- Close to schools, shops and all local amenities
- Spacious four bedroom detached home
- Two bright and spacious reception rooms one with multi-fuel stove
- Family room currently used as home cinema
- Spacious kitchen/dining area with integrated appliances
- Utility room with washing machine and tumble dryer
- Downstairs WC
- Master bedroom with ensuite shower room
- Four piece family bathroom
- Zoned oil fired central heating
- Security alarm system
- Solid oak doors throughout
- Detached single garage
- Chain free
- Floor area: 1755 Sq. Ft. Approx. (Land and Property services)
- Rates: £1546.56 per year
- Tenure: Freehold
- Service fee: £100 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.