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APEX
PROPERTY AGENCY

FOR SALE
13 TOBERHEWNY LODGE
LURGAN
BT66 7FL



Three bed semi-detached home
OFFERS AROUND £129,950
Viewing strictly by appointment only



13 Toberhewny Lodge is nestled within a quiet cul-de-sac in the much sought after residential development on the desirable Gilford Road. This three bedroom semi-detached is positioned in a superb location, a short walk from Lurgan Town Centre, close to primary and secondary schools, shops, all local amenities and a short drive to the M1 motorway. Internally the property comprises hallway, living room, kitchen, dining room, downstairs wc, three first floor bedrooms, one with en-suite and family bathroom. Externally the property boasts laid in lawn and paved pathway to front of property. Pebble driveway with ample parking for multiple vehicles. Laid in lawn and paved path surrounded by timber fencing and trees to the rear of the property. This property will appeal to wide range of purchasers, therefore early viewing via the selling agent is highly recommended to fully appreciate what this home has to offer.

ACCOMMODATION

HALLWAY:

16' 2" x 6' 2" (4.93m x 1.88m)

White uPVC front door with decorative glazed panel leading to hallway. Laminate flooring and single panel radiator. Downstairs toilet off.



LIVING ROOM:

15' 7" x 11' 3" (4.75m x 3.43m)

Front aspect living room open fire with wooden and black iron inset surround and slate hearth. Double panel radiator, laminate wood flooring, ariel point and vertical blinds. Glazed double doors leading to dining room.





KITCHEN:

10' 2" x 8' 0" (3.1m x 2.44m)

A range of cupboards and drawers, single stainless steel sink bowl and drainer with mixer tap. Integrated cooker and hob with extractor fan above. Part tiled walls, single panel radiator and vinyl flooring. Part glazed uPVC to rear of property.



DINING ROOM:

9' 8" x 9' 1" (2.95m x 2.77m)

Rear aspect dining room, single panel radiators, laminate flooring and vertical blinds. Glazed double doors leading to living room and access to kitchen.



DOWNSTAIRS WC

6' 3" x 2' 6" (1.91m x 0.76m)

Two piece white suite comprising pedestal wash hand basin and low level flush WC. Tiled splashback, extractor fan and vinyl flooring.



LANDING:

8' 6" x 6' 5" (2.59m x 1.96m)

Enclosed shelved hot press and carpet flooring. Access to roof space.



MASTER BEDROOM:

11' 7" x 10' 0" (3.53m x 3.05m)

Side aspect double bedroom with velux window, vertical blinds, single panel radiator and carpet flooring.



ENSUITE SHOWER ROOM:

5' 6" x 5' 4" (1.68m x 1.63m)

Three piece white suite comprising pedestal wash hand basin, low level flush WC and corner shower with electric Triton shower and sliding glazed doors. Single panel radiator, extractor fan and vinyl flooring.



BEDROOM (2):

9' 8" x 9' 1" (2.95m x 2.77m)

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

**BEDROOM (3):**

9' 8" x 8' 5" (2.95m x 2.57m) (Longest and widest points)

Front aspect single bedroom with enclosed storage cupboard, single panel radiator, vertical blinds and carpet flooring.

**BATHROOM:**

6' 8" x 6' 5" (2.03m x 1.96m)

Three piece white suite comprising pedestal wash hand basin, low level flush WC and panelled bath. Tiled splashback, part tiled walls, extractor fan, double panel radiator and vinyl flooring.



OUTSIDE:

Laid in lawn and paved pathway leading to front of property. Porch canopy over white uPVC front door with decorative glazed side panel. Pebbled driveway providing ample parking for multiple vehicles. Laid in lawn with paved pathway surrounded by timber fencing and mature trees to rear of property. PVC oil tank.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 c
55-68	D	60 d	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 9190-4585-0822-0224-3023

SPECIAL FEATURES:

- Popular residential location
- Much sought after and convenient location
- Nestled in a quiet cul-de-sac location
- Close proximity to Lurgan town centre, schools, shops and all local amenities
- Short drive to M1
- Three bedroom semi-detached home
- Master bedroom with ensuite shower room
- Family bathroom
- Oil Fired Central Heating
- Floor area: 1093 Sq. Ft. approx. (Land and Property Services)
- Rates: £821.61 per year
- Tenure: Leasehold £100 per year

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