



32 Lisgarvagh
Lislea, BT35 9JZ

Asking Price £175,000



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A well-appointed, bright, and spacious semi-detached property located with a popular and convenient residential area. The accommodation comprises hallway, living room, kitchen open plan to dining room with double patio doors to exterior, three first floor bedrooms - principal with ensuite plus main bathroom. Further enhanced by oil fired central heating and uPVC frame double glazed windows. Externally, a tarmac driveway leads to an enclosed, rear patio area.

Conveniently located only a short drive Camlough Village, as are several nurseries and primary schools making it perfect for families. The M1 Motorway carriageway is nearby, offering ease of access to Belfast, Dublin and beyond making it ideal for those wishing to commute. We are confident this property will have wide appeal in today's market - Viewing is a must.



Entrance Hall
21'7" x 6'6" (6.6m x 2.0m)
Laminated wood flooring.

Living Room
14'1" x 11'1" (4.3m x 3.4m)
Feature open fireplace, laminated wood flooring.



Kitchen / Dining Room
13'1" x 17'8" (4.0m x 5.4m)
Modern fitted kitchen with excellent range of high and low level units, wood block effect worktops, part tiled walls, stainless steel sink with drainer and mixer tap, plumbed for washing machine, built-in electric oven, four ring ceramic hob, stainless steel extractor fan, integrated fridge freezer, laminate wood floor, uPVC double



glazed doors to rear exterior.

W.C
3'3" x 7'2" (1.0m x 2.2m)

Bathroom
7'10" x 6'10" (2.4m x 2.1m)
White suite comprising bath with mixer tap, pedestal wash hand basin, low flush w.c, vanity unit, fully tiled flooring & walls, window.

Bedroom 1
12'1" x 10'5" (3.7m x 3.2m)
En-suite to include shower tray and Redring unit, low flush w.c and wash hand basin.

Fully tiled built-in shower cubicle with Redring electric shower unit, low

flush wc, pedestal wash hand basin, fully tiled walls, ceramic tiled floor.

Bedroom 2
11'9" x 9'2" (3.6m x 2.8m)

Bedroom 3
7'10" x 8'10" (2.4m x 2.7m)

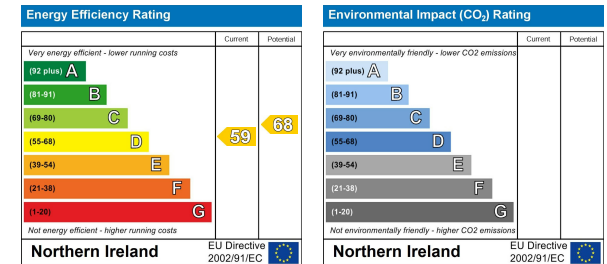
External
Tarmac driveway to front.

Enclosed rear patio area, outside tap and light.

Area Map



Energy Efficiency Graph



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