



JOYCE CLARKE

TAKING YOU HOME

## FOR SALE

105 Carrigart Crescent

Lurgan

BT65 5EG

Bedroom	3
Reception	1
Bathroom	1



Beautifully presented three bedroom semi detached home in a sought after location

Offers in Region of: £135,000

### Opening Times

Monday to Friday 9:00am - 5.30pm  
Saturday 10:00am - 12.00pm  
Sunday Closed

Open during lunchtime

Viewing strictly by appointment only

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JOYCE CLARKE  
TAKING YOU HOME PROUDLY



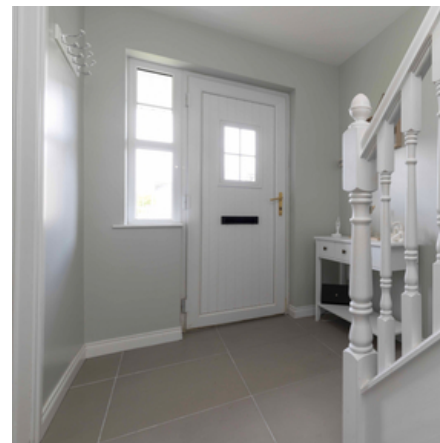
# JOYCE CLARKE

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105 Carrigart Crescent is ideally situated in a prime spot within this sought after development, within easy reach of Lurgan, Craigavon and all the schools, shops and amenities that are on your doorstep. This home is beautifully presented and feels bright and spacious throughout. The living room has an attractive bay window and an open fire, with double doors leading into the kitchen. There is an excellent range of high and low level storage units with coordination larder style cupboard, complimented by an array of integrated appliances. A WC completes the ground floor. On the first floor sit three well proportioned bedrooms. The family bathroom has separate electric shower and bath. Relax in the fully enclosed garden to the rear which is laid in lawn, and has a decking area. Double gates lead to the tarmac driveway to the side. This home is perfect for first time buyers, early viewing is highly recommended!



- Beautifully presented semi detached home in a sought after location
- Three well appointed bedrooms
- Living room with bay window and open fire
- Open plan kitchen dining with a range of integrated appliances
- Family bathroom and separate bath and shower
- Ground floor WC
- Fully enclosed garden to rear laid in lawn with decking area
- Tarmac driveway to the side
- Universal electric car charging point



**ENTRANCE HALL**

UPVC entrance door with glazed panel and glazed panel to side. Tiled flooring. Alarm panel. Storage closet under stairs. Single panel radiator.

**LIVING ROOM**

3.54m x 4.62m (11' 7" x 15' 2")

Front aspect reception room with bay window. Feature fireplace with open fire, wood surround granite back panel and hearth. Wood effect laminate flooring. TV point. Double panel radiator. Double doors to kitchen diner.

**KITCHEN DINER**

5.59m x 3.28m (18' 4" x 10' 9")

Excellent range of high and low level kitchen cabinets including larder style unit, display cabinet with glazed panel and under unit lighting. Range of appliances include electric oven, four ring electric hob with glass extractor fan canopy and stainless steel chimney and integrated dishwasher. Space for washing machine and fridge freezer. Stainless steel sink and drainage unit. Tiled splashback and flooring. Double panel radiator.

**GROUND FLOOR WC**

0.79m x 1.8m (2' 7" x 5' 11")

Dual flush WC and wash hand basin with pedestal. Tiled flooring and feature fully tiled splashback wall. Single panel radiator. Window providing natural light.

**FIRST FLOOR LANDING**

Access to hot press. Access to attic via loft ladder. Window providing natural light.



**BEDROOM ONE**

3.32m x 3.96m (10' 11" x 13' 0") Front aspect double bedroom. Panelling to feature wall. Single panel radiator.

**BEDROOM TWO**

3.32m x 3.97m (10' 11" x 13' 0") Rear aspect double bedroom. Single panel radiator. Wood effect laminate flooring.

**BEDROOM THREE**

2.19m x 2.46m (7' 2" x 8' 1") Front aspect bedroom. Built in storage closet. Single panel radiator. Wood effect laminate flooring.

**FAMILY BATHROOM**

2.18m x 2.58m (7' 2" x 8' 6") Four piece bathroom suite comprising of panel bath, dual flush WC, wash hand basin with pedestal and separate shower, tiled shower enclosure with electric shower. Tiled splashback to bath and wash hand basin. Tile effect vinyl flooring. Single panel radiator. Extractor fan.

**OUTSIDE**

**FRONT GARDEN**

Front garden laid in lawn. Tarmac driveway to side of property. Paved path leading to front door. Universal electric car charging point

**REAR GARDEN**

Fully enclosed rear garden with double gated access to allow vehicle access. Tarmac area. Majority of garden laid in lawn. Decked area with dwarf timber walls/planters. Paved area with space for shed. Oil tank and burner. Outside lighting



We endeavour to make our sales details accurate 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 behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Antisla€™'s impressions are for illustrative purposes only. All details including materials, finishes etc.