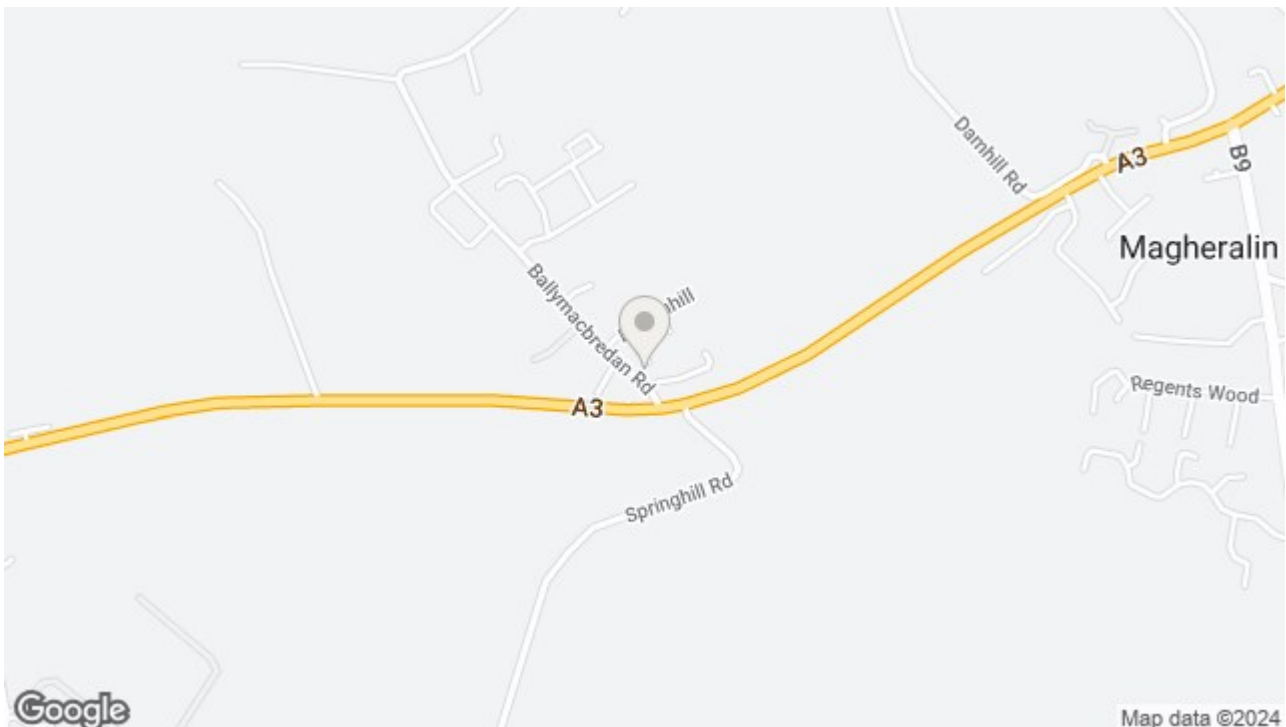




9 BROOMHILL COURTYARD, MAGHERALIN, CRAIGAVON, BT67 0UX



OFFERS AROUND £124,950

We are pleased to offer for sale this well presented three bedroom town house in the ever popular Broomhill Courtyard in Magheralin. The accommodation comprises living room, kitchen and a downstairs w.c. On the first floor there are two bedrooms and a family bathroom and on the second floor another bedroom and shower room. The home further benefits from car parking to the front. This property is perfect for a first first time buyer. Recent sales in the area have gone quickly so early viewing is recommended.



At a glance:

Entrance Hall

10'9" x 3'10"

PVC glazed front door into entrance hall.

Living Room

13'6" x 11'2"

Double patio doors to rear.

Kitchen

10'9" x 10'5"

Range of high and low rise units with stainless steel sink and drainer and tiled splash backs. Electric oven and hob with overhead extractor fan. Recess for washing machine and fridge/freezer. Tiled floor.

WC

3'2" x 7'10"

White suite encompassing low flush W/C and wash hand basin. Tiled floor and splash back.

Landing

6'11" x 11'2"

Bedroom 1

13'7" x 11'2"

Front facing.

Bedroom 2

6'5" x 8'7"

Rear facing.

Bathroom

10'2" x 5'8"

White suite encompassing low flush W/c, wash hand basin and bath with overhead shower. Tiled floor and splash backs.

Landing

Access to hot press.

Bedroom 3

13'5" x 11'2"

Skylight.

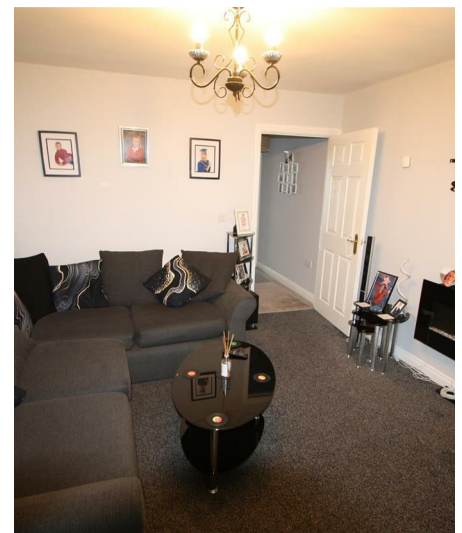
Shower Room

10'1" x 7'1"

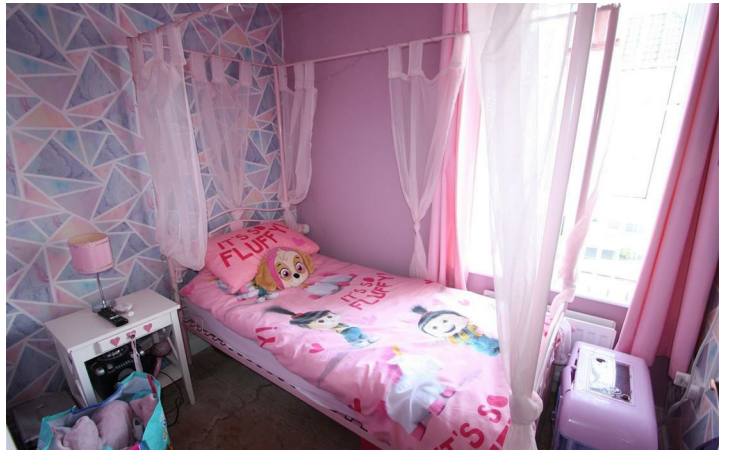
White suite encompassing low flush W/C, wash hand basin and corner shower. Tiled floor and splash backs.

OUTSIDE

Parking to the front.












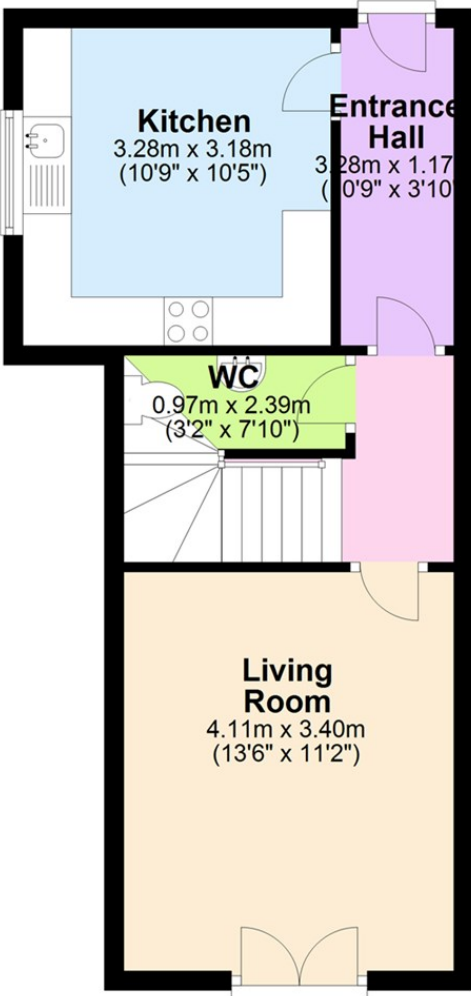






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland	EU Directive 2002/91/EC	

Ground Floor



Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 0289 756 1155.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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