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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**32 LAKEVIEW MEADOWS**  
**LURGAN**  
**BT66 7XD**



**Three bedroom semi detached home**  
**OFFERS AROUND £174,950**  
Viewing strictly by appointment only



Number 32 is a remarkable semi detached home situated in the highly popular, recently constructed exclusive development of Lakeview Meadows, off the Gilford Road in Lurgan. This stunning property boasts quiet and countryside living whilst being conveniently located only a short drive from Lurgan town, all local amenities and is convenient for those who commute for work or school with motorway and transport links nearby. Internally the property comprises hallway, living room with wood burning stove, downstairs wc, kitchen/dining with integrated appliances and utility room. Three well proportioned first floor bedrooms with ensuite shower room and family bathroom. Externally the property boasts fully enclosed private rear garden laid in lawn with paved patio surrounded by timber fencing, overlooking the surrounding countryside. Front garden laid in lawn with tarmac driveway providing ample off street parking. This superb modern home is ready to move into and will appeal to a wide range of viewers, therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this beautiful home has to offer.

## ACCOMMODATION

### HALLWAY:

Black composite entrance door leading to hallway, double panel radiator and ceramic tile flooring. Downstairs WC off.



### LIVING ROOM:

14' 8" x 10' 8" (4.47m x 3.25m)

Front aspect bright living room with wood burning stove, built in storage, double panel radiator, venetian blind and wooden flooring.







**DOWNSTAIRS WC:**

6' 2" x 3' 1" (1.88m x 0.94m)

Two piece white suite comprising floating wash hand basin with tiled splashback and dual flush wc. Single panel radiator, extractor fan and ceramic tile flooring.



**KITCHEN/DINING:**

14' 5" x 12' 0" (4.39m x 3.66m)

An excellent range of high and low level cupboards and drawers, stainless steel sink bowl and drainer, integrated oven and hob with stainless steel extractor fan above. Integrated fridge/freezer and dishwasher, part tiled walls, double panel radiator, recessed downlighting, venetian blinds and ceramic tile flooring. Utility room off.





**UTILITY ROOM:**

9' 9" x 5' 6" (2.97m x 1.68m)

Utility room with stainless steel sink bowl and drainer and a range of cupboards. Space for washing machine and tumble dryer, single panel radiator, ceramic tile flooring and extractor fan. Part glazed door leading to rear of property.



**LANDING:**

White spindle staircase leading to landing, enclosed shelved storage cupboard, single panel radiator and carpet flooring. Access to roofspace.





**MASTER BEDROOM:**

12' 0" x 10' 1" (3.66m x 3.07m)

Front aspect double bedroom with enclosed storage cupboard, single panel radiator, carpet flooring and roman blind. Ensuite shower room off.



**ENSUITE SHOWER ROOM:**

7' 1" x 5' 7" (2.16m x 1.7m) (At furthest points)

Three piece white suite comprising pedestal wash hand basin with tiled splashback, dual flush wc and tiled shower cubicle with sliding glazed door and mains shower fitment. Ceramic tile flooring, recessed downlighting, single panel radiator and venetian blind.



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**BEDROOM (2):**

9' 8" x 9' 7" (2.95m x 2.92m)

Rear aspect double bedroom, single panel radiator, roman blind and carpet flooring.

**BEDROOM (3):**

9' 9" x 8' 0" (2.97m x 2.44m)

Rear aspect single bedroom, single panel radiator, roman blind and carpet flooring.

**BATHROOM:**

9' 0" x 5' 10" (2.74m x 1.78m)

Four piece white suite comprising panelled bath with mounted crosshead shower mixer tap and tiled splashback, wash hand basin embedded in vanity unit, dual flush wc, tiled shower cubicle with glazed swivel door and mains shower fitment. Single panel radiator, recessed downlighting, extractor fan and ceramic tile flooring.







**OUTSIDE:**

Front garden laid in lawn with paved path and tarmac driveway providing ample off street parking. Access gate to rear of property. Fully enclosed private rear garden surrounded by timber fencing, laid in lawn, paved patio, oil tank and access gate to front of property.





EPC Certificate Number: 9470-0539-7880-9028-3222

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

#### SPECIAL FEATURES:

- Beautiful modern semi detached home approx. 1282 ft.
- Benefits from quiet and countryside living whilst conveniently located close to amenities
- Recently constructed exclusive development of Lakeview Meadows, situated off Gilford Road
- Rear garden overlooking countryside
- Spacious tarmac driveway providing ample off street parking
- Bright and spacious front aspect living room with wood burning stove
- Three well proportioned bedrooms, one with ensuite shower room
- Kitchen/dining with integrated appliances
- Utility Room with space for washing machine and tumble dryer
- Four piece family bathroom
- Downstairs wc
- Short drive to primary and secondary schools
- Oil fired central heating
- Rates: £1,010.90
- Maintenance Fee £158
- EPC Rating - B

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