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APEX
PROPERTY AGENCY

FOR SALE
131 CLONMEEN
DRUMGOR, CRAIGAVON
BT65 4AR



Three bedroom end terrace home
OFFERS AROUND £82,500
Viewing strictly by appointment only

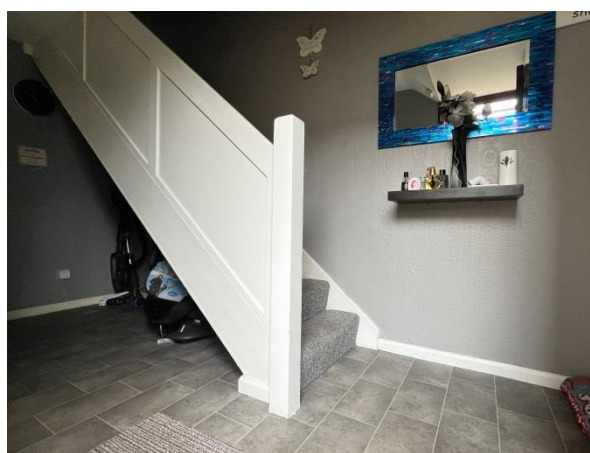
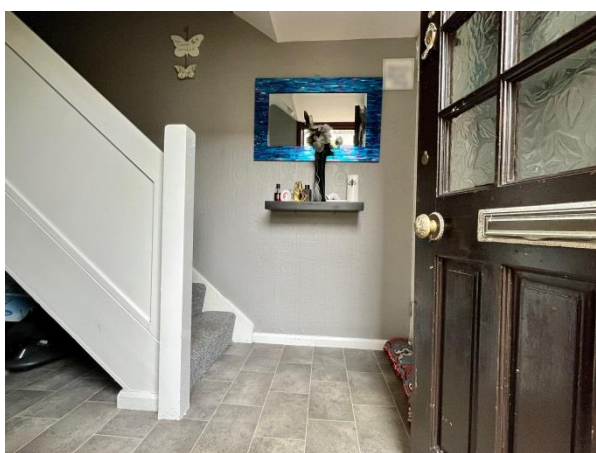


Number 131 is a fantastic three bedroom end terrace home situated in Clonmeen in Craigavon with a tenant in situ. The property is ideally located a short distance from neighbouring towns, close to primary and secondary schools, shops and all local amenities. Internally the property comprises hallway, downstairs wc, living room, open plan kitchen/dining room, three first floor bedrooms and family bathroom. Externally the property boasts low maintenance paved front garden, surrounded by wall and hedging. Fully enclosed rear garden laid in lawn surrounded by timber fencing. This property is a fantastic opportunity for investors to increase their portfolio, with a tenant in situ and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

ACCOMMODATION

HALLWAY:

Part glazed wooden entrance door leading to hallway, three enclosed storage cupboards, single panel radiator and vinyl flooring. Downstairs wc off.



DOWNSTAIRS WC:

4' 5" x 3' 1" (1.35m x 0.94m)

Downstairs wc with vinyl flooring.



LIVING ROOM:

13' 5" x 10' 8" (4.09m x 3.25m)

Rear aspect living room, double panel radiator, vertical blinds and laminate flooring.



KITCHEN/DINING ROOM:

22' 7" x 8' 5" (6.88m x 2.57m)

An excellent range of high and low cupboards and drawers, single stainless steel sink bowl and drainer, space for cooker with pull out extractor fan above and space for dishwasher and washing machine. Single and double panel radiator, part tiled walls, vertical blinds and laminate flooring. Open plan through to dining room. Part glazed door with glazed side panels leading to rear of property.





LANDING:

Enclosed shelved hot press and carpet flooring. Access to roofspace.



BEDROOM (1):

11' 2" x 10' 6" (3.4m x 3.2m)

Rear aspect double bedroom with enclosed storage cupboard. Single panel radiator, vertical blinds and carpet flooring.



BEDROOM (2):

15' 2" x 8' 3" (4.62m x 2.51m) (At widest points)

Rear aspect double bedroom with enclosed storage cupboard. Single panel radiator, vertical blinds and laminate flooring.



BEDROOM (3):

10' 0" x 8' 7" (3.05m x 2.62m) (At widest points)

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



BATHROOM:

6' 4" x 6' 3" (1.93m x 1.91m)

Three piece white suite comprising panelled bath, pedestal wash hand basin and wc. Part tiled walls, single panel radiator and ceramic tile flooring.



OUTSIDE:

Fully enclosed rear garden laid in lawn surrounded by timber fencing. Paved path and access gate to rear. Fully enclosed low maintenance paved front garden surrounded by hedge and wall with metal gate. Water tap and outdoor plugs.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	62 D
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 0389-3072-0237-7308-1950

SPECIAL FEATURES:

- Three bedroom end terrace home approx. 1044 sq. ft.
- Fantastic investment opportunity to increase rental portfolio
- Tenant in situ
- Three well proportioned bedrooms
- Open plan kitchen/dining with an excellent range of high and low level cupboards and drawers
- Downstairs wc
- Fully enclosed rear garden laid in lawn
- Fully enclosed low maintenance paved front garden
- Oil fired central heating
- Short distance to primary and secondary schools, shops and all local amenities
- Rates: £414.47 per year
- EPC rating - D

We aim to make our sales details correct 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 the seller's behalf. Any information given by us in these sales details or otherwise is given without responsibility on our part. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. We recommend that all information, that we provide, about the property is verified by yourself or your advisors. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate and for guidance only.
