

028 3834 8457

www.apexpropertyagency.com

mail@apexpropertyagency.com

158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
30 MARYVILLE WALK
BANBRIDGE
BT32 3LX



Three bedroom mid terrace home
OFFERS AROUND £104,950
Viewing strictly by appointment only

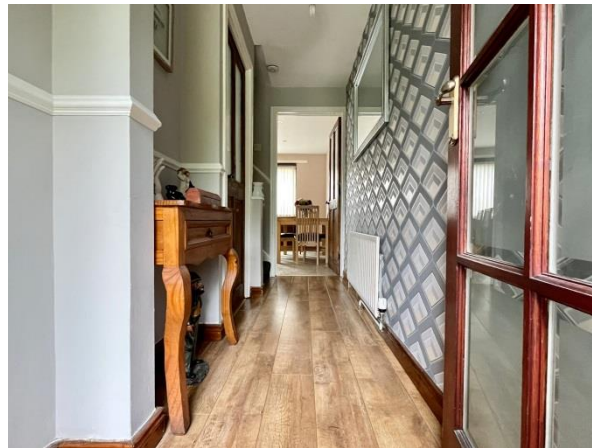


Number 30 is a beautifully presented three bedroom mid terrace home, situated in a quiet cul de sac in Maryville Walk, just off the Rathfriland Road in Banbridge. This remarkable property is conveniently located within walking distance to Banbridge town centre, close to primary and secondary schools, shops and all local amenities and provides easy commuting with the A1 dual carriage way close by. Internally the property comprises hallway, cosy living room with wood burning stove and brick feature wall and spacious kitchen/dining area with integrated appliances. Three well proportioned bedrooms and family bathroom complete the first floor. Externally the property boasts fully enclosed rear yard with utility room, surrounded by timber fencing and allocated parking to rear of the property. Fully enclosed front garden laid in artificial lawn with paved path surrounded by timber fencing. This fantastic home 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 home has to offer.

ACCOMMODATION

HALLWAY:

Mahogany pvc entrance door with decorative glazed panel & glazed side panel leading to hallway, single panel radiator and laminate flooring.



LIVING ROOM:

13' 3" x 11' 4" (4.04m x 3.45m)

Front aspect bright and spacious living room with wood burning stove and charming brick feature wall, double panel radiator, laminate flooring and vertical blinds.





KITCHEN/DINING AREA:

17' 6" x 11' 3" (5.33m x 3.43m)

Bright and spacious open plan kitchen/dining area with an excellent range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, integrated oven and hob with stainless steel splashback and extractor fan above. Integrated fridge/freezer and pantry. Ample space for dining room table and chairs. Part tiled walls and ceramic tile flooring. Double panel radiator, recessed downlighting and vertical blinds. Glazed door led to rear of property.



LANDING:

Two enclosed storage cupboards and carpet flooring. Access to roofspace.

BEDROOM (1):

11' 4" x 9' 2" (3.45m x 2.79m)

Rear aspect double bedroom with built in wardrobe, double panel radiator, vertical blinds and laminate flooring.

**BEDROOM (2):**

11' 5" x 10' 3" (3.48m x 3.12m)

Front aspect double bedroom with built in wardrobe, double panel radiator, vertical blinds and carpet flooring.





BEDROOM (3):

8' 5" x 7' 2" (2.57m x 2.18m)

Front aspect single bedroom with built in wardrobe, double panel radiator, laminate flooring and vertical blinds.



BATHROOM:

8' 4" x 8' 2" (2.54m x 2.49m) (At longest points)

Three piece white suite comprising panelled bath with Triton electric shower and glazed shower panel, pedestal wash hand basin and wc. Ceramic tiled walls and flooring, single panel radiator and recessed downlighting.



UTILITY ROOM:

10' 0" x 5' 6" (3.05m x 1.68m)

Utility room with a range of high level cupboards and light and power. Plumbed for washing machine and ceramic tile flooring.



OUTSIDE:

Front garden laid in artificial lawn surrounded by timber fencing. Paved path to entrance door. Fully enclosed low maintenance concrete rear yard surrounded by timber fencing and wall. Access gate to parking at rear of property. Water tap. Utility room off.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 0472-2909-0259-9108-6501

SPECIAL FEATURES:

- Three bedroom mid terrace home approx. 1066 sq. ft.
- Front aspect living room with wood burning stove and charming brick feature wall
- Spacious kitchen/dining area with integrated appliances
- Three well proportioned bedrooms
- Three piece family bathroom
- Utility room
- Fully closed low maintenance rear yard
- Gas heating
- Popular residential location
- Much sought after and convenient location
- Within walking distance to Banbridge town centre
- Close proximity to schools, shops and all local amenities
- Easy access to A1 dual carriage and neighbouring towns for commuters
- EPC: C
- Rates: £808.72 per year

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