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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**8 LAGAN TERRACE**  
**DONAGHCLONEY**  
**BT66 7LU**



Three bedroom mid terrace home  
**OFFERS AROUND £94,950**  
Viewing strictly by appointment only

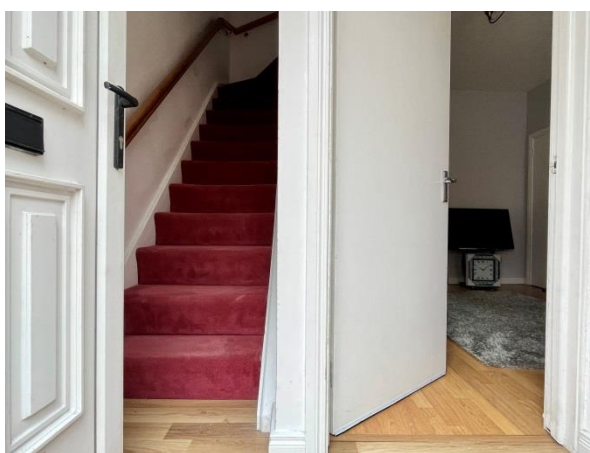


Number 8 is a fantastic three bedroom mid terrace home situated in Lagan Terrace in Donaghcloney available with a tenant in situ. The property is ideally located within walking distance to Donaghcloney town centre, close to primary and secondary schools, shops and all local amenities. Internally the property comprises entrance hall, living room, kitchen/dining area, two spacious bedrooms and family bathroom complete the first floor, with converted attic third bedroom on second floor. Externally the property boasts low maintenance pebbled front garden, surrounded by brick wall. Fully enclosed low maintenance yard to rear of property. This property is a fantastic opportunity for first time buyers or investors looking to increase their portfolio, therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

## ACCOMMODATION

### ENTRANCE HALL:

White pvc entrance door with arch glazed panel leading to entrance hall, laminate flooring.



### LIVING ROOM:

14' 5" x 11' 7" (4.39m x 3.53m)

Front aspect living room with open fire in feature fireplace, enclosed storage cupboard, double panel radiator, venetian blinds and laminate flooring.





**KITCHEN/DINING:**

14' 9" x 9' 0" (4.5m x 2.74m)

A good range of high and level cupboards and drawers, 1.5 stainless steel sink bowl and drainer, space for cooker and fridge freezer, plumbed for dishwasher. Pull out extractor fan, part tiled walls, double panel radiator and laminate tile effect flooring. Enclosed walk in cupboard plumbed for washing machine and space for tumble dryer. Space for table and chairs. Glazed pvc door to rear yard. Downstairs wc off.



**DOWNSTAIRS WC:**

5' 8" x 2' 5" (1.73m x 0.74m)

Two piece white suite comprising floating wash hand basin with tile splashback and wc. Single panel radiator and ceramic tile flooring.



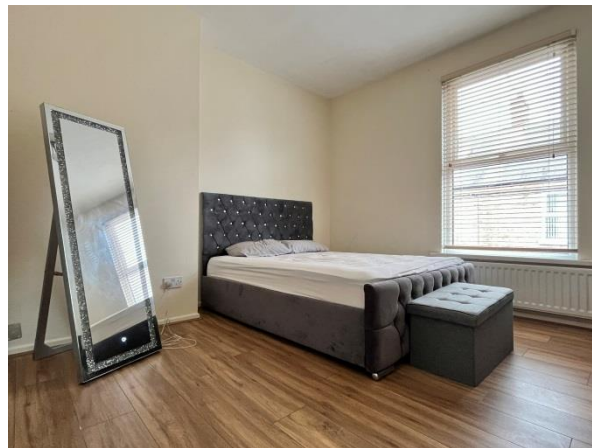
**LANDING:**

Carpet on stairs and landing. Enclosed shelved hot press. Access to second floor bedroom.

**BEDROOM (2):**

11' 7" x 11' 7" (3.53m x 3.53m)

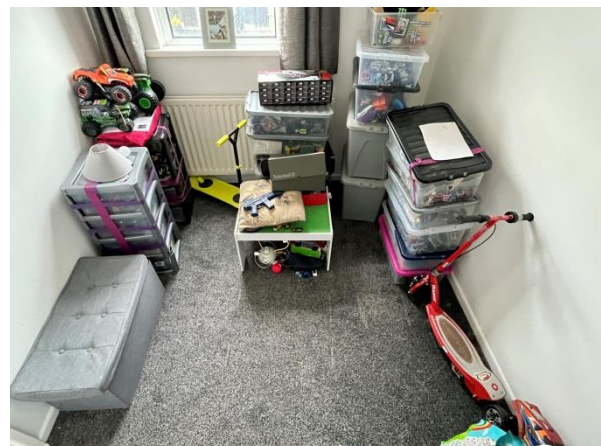
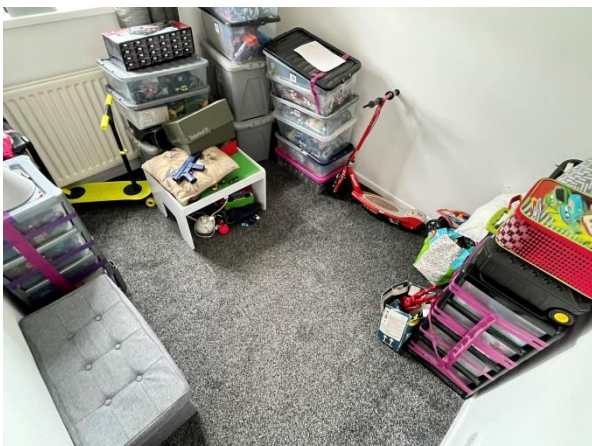
Front aspect double bedroom with built in wardrobe, single panel radiator, venetian blind and laminate flooring.



**BEDROOM (3):**

9' 5" x 7' 9" (2.87m x 2.36m)

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



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**BATHROOM:**

6' 5" x 6' 4" (1.96m x 1.93m)

Three piece white suite comprising corner shower cubicle mains shower fitment and glazed sliding doors. Pedestal wash hand basin and wc. PVC panelled walls and ceiling, single panel radiator and vinyl flooring.

**BEDROOM (1):**

14' 8" x 13' 7" (4.47m x 4.14m)

Front and rear aspect double bedroom with two velux windows, enclosed storage cupboard and eaves storage, single panel radiator and laminate flooring.





**OUTSIDE:**

Fully enclosed concrete rear yard with shed and boiler house. Timber gate to on street parking. Pvc oil tank, water tap and outdoor light. Low maintenance pebbled front garden surrounded by brick wall. On street parking to side and rear of property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	42 E	
21-38	F		
1-20	G		

EPC Certificate Number: 2491-3039-7206-8694-2200

### SPECIAL FEATURES:

- Tenant in situ.
- Fantastic opportunity for first time buyers or investors to increase their portfolio
- Three bedroom mid terrace home approx. 980 sq. ft. approx.
- Front aspect living room with open fire in feature fireplace
- Kitchen/dining area
- Downstairs wc
- Three piece family bathroom
- Low maintenance front garden
- Fully enclosed low maintenance rear yard
- Oil fire central heating
- On street parking to rear and side of property
- Within walking distance to Donaghcloney town centre
- Close to schools, shops and all local amenities
- EPC - E rating
- Rates: £631.81

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