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APEX
PROPERTY AGENCY

FOR SALE
36 ROWAN MANOR
CRAIGAVON
BT65 5AZ



Four bedroom detached home
OFFERS AROUND £244,950
Viewing strictly by appointment only



Number 36 is a remarkable detached home situated in the highly popular development of Rowan Meadow, off the Tullygally Road in Craigavon. This stunning property boasts a convenient location close to primary and secondary schools, shops and all local amenities and for those who commute for work or school with motorway and transport links nearby. Internally the property comprises hallway, bright and spacious living room with wood burning stove, open plan kitchen/dining/snug with integrated appliances and utility room. Four well proportioned first floor bedrooms with ensuite shower room and four piece family bathroom. Externally the property boasts fully enclosed private rear garden laid in lawn with composite decking surrounded by mature shrubs and timber fencing. Front garden laid in lawn with tarmac driveway providing ample off street parking and integral single garage. This beautiful property 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 stunning detached home has to offer.

ACCOMMODATION

HALLWAY:

Part glazed white pvc entrance door with glazed side panel leading to hallway. Double panel radiator, vertical blinds and laminate flooring.



LIVING ROOM:

11' 8" x 15' 6" (3.56m x 4.72m)

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



KITCHEN/DINING/SNUG:

19' 1" x 18' 0" (5.82m x 5.49m) (At furthest points)

Open plan kitchen/dining with an excellent range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, integrated oven and gas hob with stainless steel extractor fan above, american style fridge freezer and dishwasher. Part tiled walls, double panel radiator, vertical blinds, plinth lighting and laminate flooring. Space for table and chairs and snug area providing additional reception area.

**UTILITY ROOM:**

10' 8" x 6' 7" (3.25m x 2.01m)

A range of low level cupboards, 1.5 stainless steel sink bowls and drainer, washing machine and tumble dryer, double panel radiator, extractor fan, part tiled walls and ceramic tile flooring. Part glazed pvc door to rear of property. Access to garage.



LANDING:

White spindle staircase leading to landing, enclosed shelved hot press, access to roof space and carpet flooring.



MASTER BEDROOM:

12' 5" x 8' 3" (3.78m x 2.51m)

Front aspect double bedroom with built in wardrobes, double panel radiator, vertical blinds and carpet flooring. Ensuite shower room off.



ENSUITE SHOWER ROOM:

8' 9" x 6' 5" (2.67m x 1.96m) (At furthest points)

Three piece white suite comprising shower cubicle with mains shower fitment and folding glazed panel, wash hand basin embedded in vanity unit and dual flush wc. Wall mounted backlit mirror and storage cupboard, ceramic tile walls and flooring. Chrome radiator, venetian blinds, extractor fan, pvc ceiling and recessed downlighting.



BEDROOM (2):

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

Front aspect double bedroom, double panel radiator, vertical blinds and carpet flooring.



BEDROOM (3):

13' 2" x 10' 0" (4.01m x 3.05m)

Rear aspect double bedroom, vertical blinds, double panel radiator and carpet flooring.



BEDROOM (4):

9' 4" x 8' 8" (2.84m x 2.64m)

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

BATHROOM:

12' 9" x 10' 8" (3.89m x 3.25m) (At furthest points)

Four piece white suite comprising freestanding bath with traditional bath shower mixer, shower cubicle with mains shower fitment and sliding glazed panel, pedestal wash hand basin and dual flush wc. Traditional towel radiator, wall mounted mirror, part tiled walls and ceramic tile flooring, velux window, extractor fan and recessed downlighting.

**OUTSIDE:**

Fully enclosed private rear garden laid in lawn surrounded by timber fencing. Mature shrubs and bedding areas, composite decking, paved path and water tap. Front garden laid in lawn with spacious tarmac driveway with shrubs and hedging. Composite gate to rear of property and integral single garage.





GARAGE:

20' 2" x 10' 8" (6.15m x 3.25m)

Integral single garage with roller door housing oil fire central heating boiler. Light and power. Interior access to utility.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 4134-8326-5300-0782-9226

SPECIAL FEATURES:

- Four bedroom detached home approx. 1727 sq. ft.
- Bright and spacious front aspect living room with wood burning stove
- Open plan kitchen/dining/snug area with integrated appliances
- Utility room with washing machine and tumble dryer
- Four well proportioned bedrooms
- Master bedroom with ensuite shower room
- Spacious four piece bathroom
- Fully enclosed private rear garden
- Alarm system
- Oil fired central heating
- Popular residential location
- Close proximity to all local amenities
- EPC - D rating
- Rates: £1,415.26 per year

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