



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

29 Rowan Manor

Craigavon

BT65 5AZ

Bedroom	3
Reception	1
Bathroom	2



Splendid three bedroom semi detached in a highly sought after area

Offers in the region of: £149,950

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

Viewing strictly by appointment only

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We are delighted to present this splendid three bedroom semi detached property to the market. Rowan Manor is the perfect home, located within a short distance from local schools, Rushmere Shopping Centre, South Lake Leisure Centre and M1 Motorway. This attractive red brick home offers excellent accommodation, including spacious living room with open fire, open plan kitchen dining room and three well proportioned bedrooms with master including ensuite. The family bathroom includes a panel jet bath. Externally, this property boasts a fully enclosed garden laid in lawn with gated access to driveway which has ample off street parking.

Early viewing is recommended for this property.



- Attractive red brick semi detached home in a highly convenient location
- Living room with attractive feature fireplace and open fire
- Open plan kitchen and dining area
- Master bedroom en suite
- Three well proportioned bedrooms
- Driveway to side for ample parking
- Fully enclosed rear garden
- Close to schools, shops & Rushmere Retail Complex



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

Composite entrance door with glazed panel to side and feature panels in door. Solid wood flooring. Double panel radiator. Storage closet under stairs.

LIVING ROOM

3.6m x 4.39m (11' 10" x 14' 5")

Spacious reception room with feature open fireplace, wood surround, granite hearth and back panel. Double panel radiator. Wood effect laminate flooring.

KITCHEN DINER

5.71m x 3.91m (18' 9" x 12' 10")

Bright dual aspect kitchen diner with range of high and low level kitchen cabinets including display cabinet with glazed panel and saucepan drawers. Appliances include electric oven and four ring electric hob with stainless steel extractor canopy above. Space for fridge freezer, washing machine and dishwasher/tumble dryer. Tiled splashback. Stainless steel one and half bowl sink and drainage unit. TV point. Double panel radiator. Wood effect vinyl flooring. UPVC door with glazed panel giving access to rear garden.

FIRST FLOOR LANDING

Access to hotpress and attic.

BEDROOM ONE

3.39m x 3.39m (11' 1" x 11' 1")

Front aspect double bedroom. TV point. Double panel radiator. Wood effect laminate flooring.

EN SUITE

3.17m x 0.91m (10' 5" x 3' 0")

Shower enclosure with PVC panelling and electric shower. Close coupled WC and wash hand basin with pedestal. Tiled splashback and wood effect and tiled flooring. Single panel radiator. Extractor fan.



BEDROOM TWO

2.91m x 3.92m (9' 7" x 12' 10")

Rear aspect double bedroom. Double panel radiator. Wood effect laminate flooring.

BEDROOM THREE

2.72m x 2.87m (8' 11" x 9' 5")

Rear aspect bedroom. Single panel radiator. Wood effect laminate flooring.

BATHROOM

2.2m x 2.01m (7' 3" x 6' 7")

Family bathroom with three piece bathroom suite comprising of panel jet bath with shower head attachment and shower screen, dual flush WC and wash hand basin with vanity unit below. Heated towel rail. Wood effect tiled flooring. Extractor fan.

OUTSIDE

FRONT

Front garden laid in lawn. Gravel driveway to side.

REAR

Fully enclosed rear garden with gated access to driveway. Tarmac and paved areas. Majority of garden laid in lawn. Brick boiler house with oil fired burner. Oil tank. Outside tap and lighting. Wood decked area.



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