

028 3834 8457

www.apexpropertyagency.com

mail@apexpropertyagency.com

158 - 160 Union Street, Lurgan, BT66 8EF

APEX
PROPERTY AGENCY

FOR SALE
26 ANNAGHANOON ROAD
WARINGSTOWN
BT66 7RZ



Three bedroom detached chalet bungalow
OFFERS AROUND £198,000
Viewing strictly by appointment only



Number 26 is a remarkable bright and spacious detached chalet bungalow situated in Annaghanoon Road, a private lane of approximately six houses, at the Hall Road junction, off the Banbridge Road in Waringstown. This stunning property boasts quiet and countryside living whilst being conveniently located only a short drive from Waringstown village, with schools and all local amenities nearby and is convenient for those who commute for work or school with motorway and transport links nearby. Internally the property comprises hallway, living room with multi fuel stove, spacious sunroom with multi fuel stove, kitchen/dining with Leisure dual fuel range cooker and master bedroom with ensuite bathroom. Two well proportioned bedrooms and shower room complete the first floor. Externally the property boasts fully enclosed rear and side garden laid in lawn surrounded by mature hedging and timber fencing, overlooking the surrounding countryside. Spacious stone driveway providing ample parking for numerous vehicles and substantial shed/stables approx. 41' x 21' currently divided into four stables providing an abundance of storage. This superb modern home 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 beautiful home has to offer.

ACCOMMODATION

HALLWAY:

White pvc entrance door with glazed panel leading to hallway, double panel radiator and laminate flooring.



LIVING ROOM:

18' 9" x 11' 8" (5.72m x 3.56m)

Front aspect living room with multi fuel stove in feature brick fireplace, two double panel radiators, vertical blinds and laminate flooring. Staircase leading to landing.





KITCHEN/DINING:

12' 2" x 9' 8" (3.71m x 2.95m)

An excellent range of high and low level cupboard and drawers, ceramic Belfast sink, Leisure cookmaster dual fuel range cooker with glass splashback and extractor fan above. Dishwasher and space for fridge/freezer, double panel radiator, ceramic tile flooring and roller blind. External stable door leading to rear and side of property. Space for table and chairs.





SUNROOM:

22' 8" x 11' 3" (6.91m x 3.43m)

Bright and spacious front aspect sunroom with multi fuel stove in feature fireplace, three double panel radiators, vertical blinds and solid wood flooring. French doors leading to decking area.



MASTER BEDROOM:

14' 7" x 9' 4" (4.44m x 2.84m)

Rear aspect double bedroom, open fire in feature fireplace, double panel radiator, vertical blinds and carpet flooring.



ENSUITE BATHROOM:

9' 3" x 7' 8" (2.82m x 2.34m)

Three piece white suite comprising freestanding roll top bath with mains shower fitment and shower curtain, pedestal wash hand basin and wc. Enclosed storage cupboard, single panel radiator, ceramic tile walls and flooring.





LANDING:

Spacious eave storage, enclosed storage cupboard, single panel radiator, velux window and carpet flooring.



BEDROOM (2):

12' 8" x 9' 0" (3.86m x 2.74m)

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



BEDROOM (3):

13' 3" x 8' 6" (4.04m x 2.59m)

Side aspect double bedroom with velux window, eave storage, vertical blinds and carpet flooring.



BATHROOM:

7' 9" x 4' 9" (2.36m x 1.45m)

Three piece white suite comprising tiled shower cubicle with electric shower and glazed swivel door, wall hung wash hand basin and wc. Part tiled walls and ceramic tile flooring, single panel radiator and velux window.



OUTSIDE:

Rear and side garden laid in lawn surrounded by mature hedging and timber fencing. Brick paving and water tap. Spacious parking area overlooking the countryside, providing ample off street parking for multiple vehicles with

timber entrance gates. Substantial stables/shed approx. 41' 1" x 21' 7" with light and power currently set up as four stables, providing an abundance of storage. Gate to rear of property. Decking area beside sunroom.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		42 E
21-38	F		
1-20	G	12 G	

EPC Certificate Number: 9309-2036-1629-9400-4513

SPECIAL FEATURES:

- Stunning bright and spacious detached chalet bungalow approx. 1507 ft.
- Benefits from quiet and countryside living whilst conveniently located close to amenities
- Private lane of approximately six houses
- Situated at the Hall Road junction, off Banbridge Road, Waringstown
- Schools, shops and all local amenities nearby
- Convenient for those who commute for work or school
- Front aspect bright and spacious living room with multi fuel stove
- Spacious sunroom with multi fuel stove
- Downstairs master bedroom with ensuite bathroom
- Three well proportioned bedrooms, two on the first floor
- Three piece shower room on first floor
- Fully enclosed side and rear garden laid in lawn
- Oil fired central heating
- Rates: £1,314.17
- EPC rating - G

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.