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APEX
PROPERTY AGENCY

FOR SALE
10 COTTAGE HILL
DOLLINGSTOWN
BT67 9NJ



Three bedroom semi detached home
OFFERS AROUND £158,950
Viewing strictly by appointment only

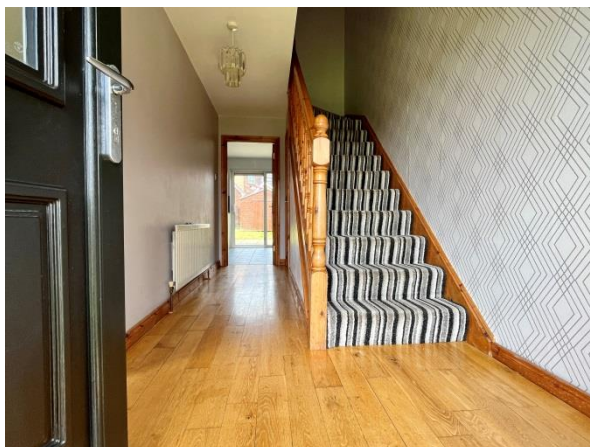


Number 10 is a fantastic three bedroom semi detached home, situated in the popular development of Cottage Hill, off the Belfast Road in Dollingstown. This terrific property is conveniently located within walking distance to Dollingstown village, close to schools, shops and all local amenities and benefits those who commute for work or school with motorway and transport links nearby. Internally the property comprises hallway, living room with open fire and spacious kitchen/dining area. Three well proportioned bedrooms, one with ensuite shower room and three piece family bathroom completes the first floor. Externally the property boasts fully enclosed rear garden laid in lawn with paved patio surrounded by timber fencing. Spacious front garden laid in lawn with parking area to side of property. This super 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 home has to offer.

ACCOMMODATION

HALLWAY:

Black entrance door with glazed side panel, single panel radiator and enclosed storage cupboard.



LIVING ROOM:

15' 4" x 10' 9" (4.67m x 3.28m)

Front aspect living room, open fire in feature fireplace, double panel radiator and laminate flooring.





KITCHEN/DINING:

17' 8" x 9' 8" (5.38m x 2.95m)

A good range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, integrated electric oven and gas hob with stainless steel extractor fan above. Integrated fridge/freezer, space for washing machine and dishwasher. Space for table and chairs, glazed sliding door to rear of property. Two double panel radiators, recessed downlighting, roller and vertical blinds, ceramic tile walls and flooring.



LANDING:

Pine spindle staircase leading to landing, single panel radiator and carpet flooring. Enclosed shelved hot press and access to roof space.

MASTER BEDROOM:

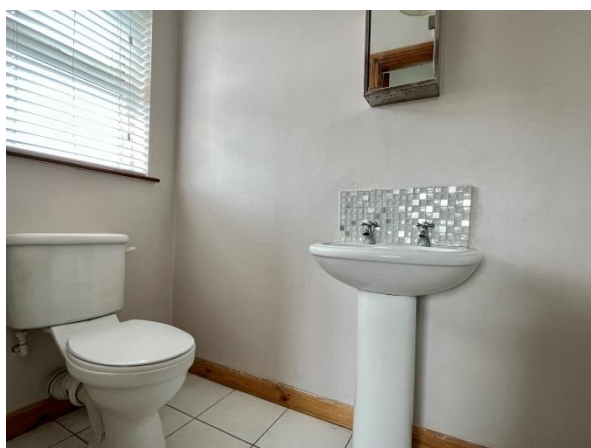
11' 5" x 9' 5" (3.48m x 2.87m)

Front aspect double bedroom with ensuite shower room off. Double panel radiator, venetian blinds and carpet flooring.

**ENSUITE SHOWER ROOM:**

9' 5" x 3' 6" (2.87m x 1.07m)

Three piece white suite comprising pedestal washing hand basin with tiled splashback, tiled shower cubicle with electric shower fitment and glazed swivel panel and wc. Single panel radiator, extractor fan, venetian blinds and ceramic tile flooring.

**BEDROOM (2):**

9' 8" x 9' 5" (2.95m x 2.87m)

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



BEDROOM (3):

7' 8" x 7' 8" (2.34m x 2.34m) (At furthest points)

Front aspect single bedroom with built in storage cupboard, single panel radiator, roller blind and carpet flooring.

**BATHROOM:**

7' 8" x 5' 6" (2.34m x 1.68m)

Three piece white suite comprising pedestal wash hand basin with tiled splash back, panelled bath with traditional bath shower mixer tap with tiled splashback and wc. Wall mounted cabinet, single panel radiator, roller blind, extractor fan and ceramic tiled flooring.



OUTSIDE:

Front garden laid in lawn with pebble pathway, parking area to side of property. Fully enclosed rear garden with paved patio surrounded by timber fencing, Water tap, shed and gate to side of property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 2377-3040-1203-3054-3200

SPECIAL FEATURES:

- Modern three bedroom semi detached home approx. 1033 sq. ft.
- Fantastic modern semi detached, situated in popular quiet development
- Ideally located within walking distance to Dollingstown village
- Front aspect living room with open fire in feature fireplace
- Kitchen/dining area with integrated fridge/freezer, electric cooker and gas hob.
- Master bedroom with ensuite shower room
- Three piece family bathroom
- Spacious front garden laid in lawn
- Fully enclosed rear garden laid in lawn and paved patio
- Benefitting those who commute with motorway and transport links near by
- Rates: £909.81 per year
- EPC rating - D

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.