



33 Moss View

Waringstown, Craigavon, BT66 7PA

A superb three bedroom semi detached property in the sought after village of Waringstown. Village centre within walking distance and larger neighbouring towns of Lurgan and Banbridge easily accessible. Also convenient for Moira and the M1 motorway network. This contemporary home offers generous living accommodation and is in great order throughout which will not fail to impress. Set on a super site within the development, the rear garden offers views of the countryside which will appeal greatly to those who value privacy.

Literally move in ready, this property will appeal greatly to first time buyers and young families alike.

Asking price £185,000

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- Three bedroom semi detached property in sought after development
- Utility Room
- Great enclosed rear garden with countryside views
- Generous living room with stove
- Ground floor WC
- OFCH
- Modern kitchen with integrated appliances
- Modern family bathroom

Entrance Porch

6'4 x 3'9 (1.93m x 1.14m)

Entrance Hall

Living Room

17'2 x 12'2 (5.23m x 3.71m)

Kitchen/Dining

13'4 x 11'11 (4.06m x 3.63m)

Utility Room

6'6 x 6'5 (1.98m x 1.96m)

Ground Floor WC

Landing

Bedroom 1

15'9 x 10'3 (4.80m x 3.12m)

Ensuite

Bedroom 2

10'8 x 8' (3.25m x 2.44m)

Bedroom 3

8'9 x 8'5 (2.67m x 2.57m)

Bathroom

8'5 x 6'4 (2.57m x 1.93m)

Garage

19'5 x 13'1 (5.92m x 3.99m)

Outside



[Directions](#)





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC 	