



22 Trainor Crescent
Crossmaglen, BT35 9DP

Offers Over £150,000



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We are delighted to bring to the sales market this superbly appointed three bedroom semi-detached house occupying a private corner site in the popular development.

Positioned just off the Main Crossmaglen to Newry Road, the property provides ease of access for the commuter to Newry, Dundalk and beyond with a range of local amenities including cafes, restaurants, shops and schools in Crossmaglen only a short drive away.

In short, the property comprises of a spacious entrance hall, open plan lounge / kitchen / dining with open fire and ample space for casual dining, under stairs storage, three well-proportioned bedrooms and a modern fitted bathroom with white suite.

The property further benefits from double glazing throughout, oil fired central heating, excellent off street parking, enclosed front and rear garden laid in lawns.

Occupying an excellent corner site with low maintenance, no onward chain and excellent internal comprises, we are sure interest will be high and recommend viewing at your earliest convenience.



Entrance Hall

7'6" x 12'9" (2.3m x 3.9m)
uPVC double glazed front door. Frosted glass insets.

Ceramic tiled flooring under stair storage, plumbing for washing machine and access to electric metre.



Lounge / Dining Area

11'5" x 21'11" (3.5m x 6.7)
Ceramic tiled flooring. Open fire with back boiler.



Kitchen Area

8'10" x 9'2" (2.7m x 2.8m)
Kitchen with range of high and low level units, laminate worktops, stainless steel single double sink unit with side

drainer and chrome taps, integrated dishwasher, single oven, ceramic hob, built-in extractor fan, ceramic tiled flooring, American style fridge freezer. Space for casual dining. uPVC double glazed access door to rear garden.

Bathroom

5'10" x 8'2" (1.8m x 2.5m)
White suite comprising low flush wc, pedestal wash hand basin with mixer tap, bath tub to include power shower unit and mixer taps, fully tiled walls and flooring, stainless steel heated towel rail, frosted glass window.

Bedroom 1

9'6" x 13'9" (2.9m x 4.2m)
Outlook to rear.

Bedroom 2

11'5" x 13'9" (3.5m x 4.2m)
Outlook to front.

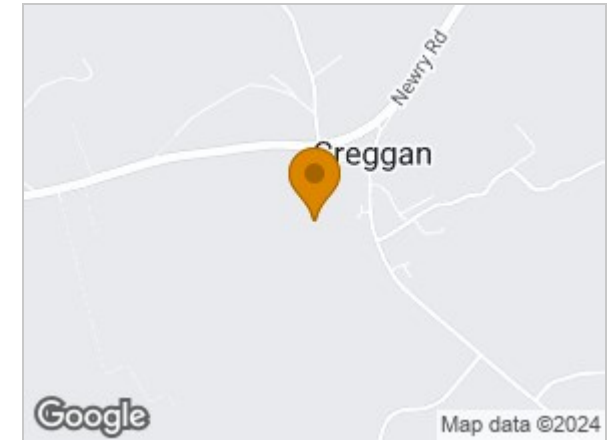
Bedroom 3

8'10" x 8'6" (2.7m x 2.6m)
Outlook to front.

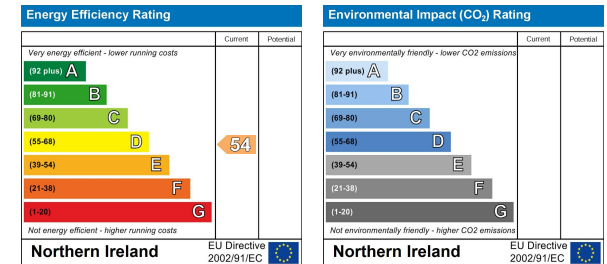
Externally

Off street parking
Easily maintained front and rear gardens
Detached garden shed
Outside tap

Area Map



Energy Efficiency Graph



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