



JOYCE CLARKE

TAKING YOU HOME

## FOR SALE

117 Carrigart Crescent

Lurgan

BT65 5EG

Bedroom	3
Reception	1
Bathroom	3



Beautifully presented spacious three bedroom townhouse tucked into a quiet cul de sac in this sought after development

Offers in Region of: £135,000

### 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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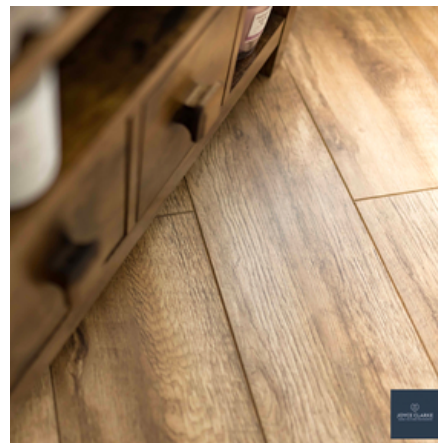
# JOYCE CLARKE

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Joyce Clarke are delighted to offer 117 Carrigart Crescent to the sales market. This property is situated in a prime position within this sought after development which is in easy reach of Lurgan, Craigavon and a range of schools and shops. This spacious mid townhouse home comprises of bright living room with double doors leading to the kitchen dining, where you will find an excellent range of high and and low level storage units and French doors leading to the garden. Downstairs WC. To the first floor there are three well proportioned bedrooms, master with ensuite and built in storage closet. The family bathroom is also generous in size. There is a fully enclosed garden laid in lawn to the rear, with an access gate to the alleyway. Early viewing is highly recommended. This sale is chain free.



- Spacious three bedroom mid townhouse in a popular location
- Fitted kitchen with french doors leading to back garden
- Spacious living room with double doors into kitchen dining
- Ground floor WC
- Three bedrooms (master with en suite and built in robes)
- Family bathroom and separate WC
- Oil fire central heating
- Fully enclosed garden laid in lawn
- Walking distance to shops and local schools
- Chain free





## ENTRANCE

UPVC Entrance door with feature frosted glazing panels and side panels. Leading to hallway. Under stair storage. Tiled floor. Single panel radiator.

## LIVING ROOM

3.27m x 4.93m (10' 9" x 16' 2")

Feature decorative fireplace and hearth. Laminate flooring. Double panel radiator. Double doors leading to kitchen dining.

## DOWNSTAIRS WC

0.77m x 1.98m (2' 6" x 6' 6")

Corner pedestal sink. Dual flush WC. Tiled floor and splashback. Extractor

## KITCHEN DINING

3.26m x 5.32m (10' 8" x 17' 5")

Excellent range of high and low level storage units with integrated oven and four ring ceramic hob and stainless steel extractor over. Stainless steel sink and drainer. Space for fridge freezer and washing machine. Tiled floor. Double panel radiator.

## LANDING

Access to hotpress

## MASTER BEDROOM

4.52m x 3.15m (14' 10" x 10' 4")

Rear aspect double bedroom. Laminate floor. Built in double closet.





**ENSUITE**

1.16m x 2.35m (3' 10" x 7' 9")

Walk in shower cubicle with MIRA electric shower. Pedestal style sink. WC. Single panel radiator. Part tiled walls. Window. Extractor.

**BEDROOM 2**

3.72m x 2.91m (12' 2" x 9' 7")

Front aspect double bedroom. Built in storage. Laminate flooring. Single panel radiator.

**BEDROOM 3**

2.32m x 2.19m (7' 7" x 7' 2")

Front aspect bedroom. Laminate flooring. Single panel radiator.

**BATHROOM**

2.07m x 2.57m (6' 9" x 8' 5")

Moulded bath with mixer tap and side panelling. Pedestal style sink. Dual flush WC. Single panel radiator. Window. Extractor.

**OUTSIDE**

Fully enclosed garden laid in lawn. Oil tank. Access gate to alleyway for bins. Parking to front.



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