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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**26 THE CLOSE**  
**WARINGSTOWN**  
**BT66 7TT**



Three bedroom end townhouse  
**OFFERS AROUND £133,000**  
Viewing strictly by appointment only



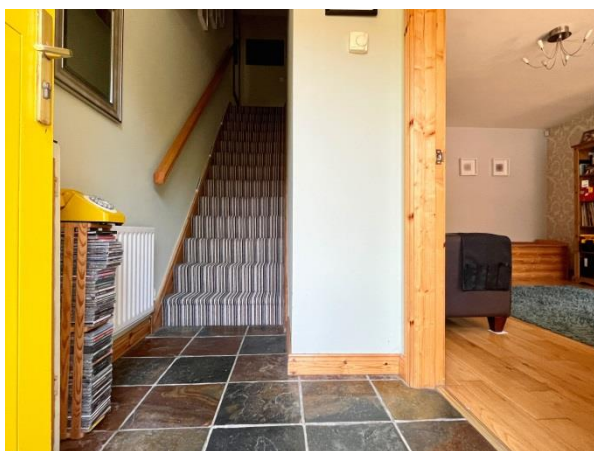


Number 26 is a delightful three bedroom end townhouse, nestled in the quiet cul de sac in the much sought after development of The Close in Waringstown. This superb property is ideally located close to primary and secondary schools, shops and all local amenities and within walking distance to Waringstown village. The property comprises entrance hall, front aspect living room with box bay window, downstairs wc, kitchen/dining area with integrated oven and hob, three first floor bedrooms, one with en-suite and family bathroom. Fully enclosed paved rear garden and allocated parking to the front of the property. This property will appeal to a wide range of purchasers and early viewing via the selling agent is highly recommended to fully appreciate what this home has to offer.

## ACCOMMODATION

### ENTRANCE HALL:

Part glazed entrance door with venetian blind leading to entrance hall, single panel radiator and tile flooring.



### LIVING ROOM:

19' 9" x 13' 6" (6.02m x 4.11m)

Front aspect living room with box bay window, open fire in feature fireplace, enclosed storage cupboard, double panel radiator, venetian blinds and laminate flooring.





### KITCHEN/DINING AREA:

17' 0" x 13' 0" (5.18m x 3.96m) (at furthest points)

An excellent range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, integrated oven and hob with stainless steel extractor fan above, integrated dishwasher and space for fridge/freezer and washing machine. Space for table and chairs. Part tiled walls, double panel radiator, venetian blinds and tiled flooring. French doors to rear of property.







**DOWNSTAIRS WC:**

6' 0" x 3' 0" (1.83m x 0.91m)

Two piece white suite comprising pedestal wash hand basin with tiled splashback and wc. Single panel radiator, extractor fan and tile flooring.



**LANDING:**

Pine spindle staircase leading to landing. Enclosed shelved hot press and carpet flooring. Access to floored roof space with light providing additional storage.



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**MASTER BEDROOM:**

14' 3" x 10' 4" (4.34m x 3.15m)

Front aspect double bedroom, single panel radiator, venetian blinds and laminate flooring. Ensuite shower room off.

**ENSUITE SHOWER ROOM:**

7' 4" x 3' 3" (2.24m x 0.99m)

Three piece white suite comprising shower cubicle with mains shower fitment and folding glazed panel, pedestal wash hand basin with tiled splashback and wc. Single panel radiator, extractor fan, recessed downlighting and tile flooring.

**BEDROOM (2):**

11' 5" x 10' 4" (3.48m x 3.15m)

Rear aspect double bedroom, single panel radiator, venetian blind and laminate flooring.

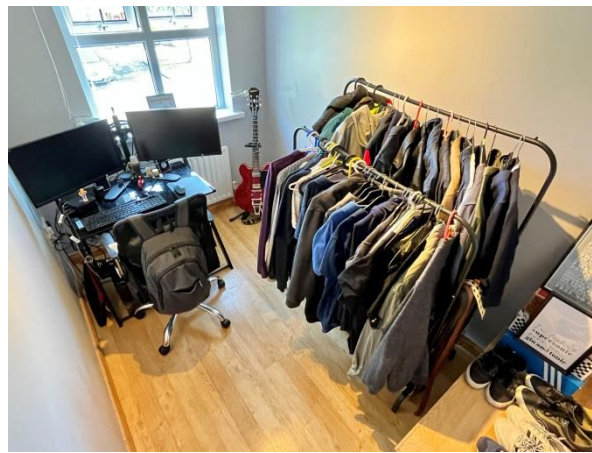




### **BEDROOM (3):**

9' 5" x 6' 2" (2.87m x 1.88m)

Front aspect single bedroom, single panel radiator, venetian blinds and laminate flooring.



### **BATHROOM:**

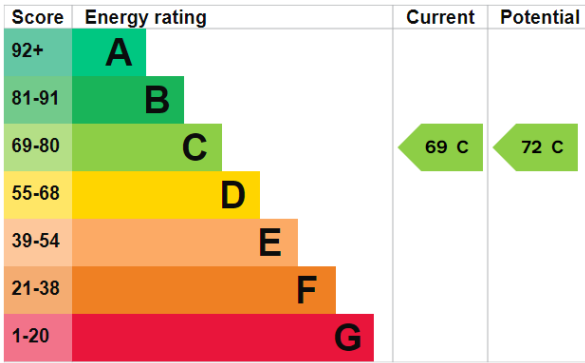
8' 1" x 6' 1" (2.46m x 1.85m)

Three piece white suite comprising panelled bath with mains shower fitment and shower curtain, pedestal wash hand basin and wc. Single panel radiator, extractor fan and venetian blinds, recessed downlighting, tiled walls and flooring.



**OUTSIDE:**

Fully enclosed rear garden with artificial lawn and paved pathway surrounded by timber fencing. Gate leading to right of way access, shed and water tap. Decorative block paving and allocated parking to front of property.



EPC Certificate Number: 9069-2979-0091-9229-0201

**SPECIAL FEATURES:**

- Three bedroom mid townhouse approx. 1270 sq. ft.
- Three well proportioned bedrooms
- Master bedroom with ensuite
- Downstairs WC
- Floored roofspace
- Popular residential area
- Much sought after location
- Quiet cul de sac location
- Walking distance to Waringstown village
- Convenient to all local amenities
- Close to primary and secondary schools
- Parking to front of property
- Rates: £1,061.45 per year
- EPC: D

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