



55 Meadowvale , Waringstown,

Jones Estate Agents are delighted to introduce onto the market this three bedroom semi detached property in this popular residential area in the award winning village of Waringstown. Close to all local amenities in the village and the larger neighbouring towns of Lurgan and Banbridge only a short drive away. Access to Moira and the M1 network convenient also. A bright and well presented home, this is a fantastic buy for any first time buyer. Offering three good bedrooms, generous reception room and an all important garage! What sets this property apart from the rest is the fantastic rear garden boasting a generous lawn and pebbled patio.

Offers in excess of £149,950

55 Meadowvale

, Waringstown,



Entrance Hall

Living Room

25'5 x 14'6 (deepest points) (7.75m x 4.42m (deepest points))

Kitchen

12 x 11'6 (3.66m x 3.51m)

Landing

Bedroom 1

13'1 x 12'7 (3.99m x 3.84m)

Bedroom 2

12'7 x 12 (3.84m x 3.66m)

Bedroom 3

10'5 x 9'8 (3.18m x 2.95m)

Bathroom

8'5 x 5'6 (2.57m x 1.68m)

Garage

16'8 x 10'6 (5.08m x 3.20m)

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	