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APEX
PROPERTY AGENCY

FOR SALE
25C NEW FORGE ROAD
MAGHERALIN
BT67 0QJ



Three bedroom townhouse

PRICE £129,950

Viewing strictly by appointment only



Number 25C is an attractive stone front three bedroom townhouse, nestled in the quiet village of Magheralin. This charming property is ideally located close to schools, shops and all local amenities and easy reach of transport and motorway links. Internally the property comprises entrance hall, living room with open fire, kitchen/dining area with integrated appliances and ground floor wc. Two well appointed bedrooms and family bathroom complete the first floor, with master bedroom and ensuite shower room on second floor. Externally the property boasts fully enclosed paved rear garden. Spacious communal parking and sitting area to rear of property.

ACCOMMODATION

ENTRANCE HALL:

PVC entrance door with glazed panel leading to hall, single panel radiator and tiled flooring.

LIVING ROOM:

14' 0" x 12' 0" (4.27m x 3.66m)

Front aspect living room with open fire in feature fireplace, double panel radiator, venetian blinds and tile flooring.



KITCHEN/DINING AREA:

15' 3" x 9' 7" (4.65m x 2.92m)

A good range of high and low level cupboards and drawers, single stainless steel sink bowl and drainer, integrated oven and hob with stainless steel extractor fan above and fridge/freezer. Space for washing machine and table and chairs. Part tiled walls, double panel radiator and venetian blinds. Part glazed PVC door to rear.



GROUND FLOOR WC:

6' 2" x 2' 9" (1.88m x 0.84m)

Two piece white suite comprising pedestal wash hand basin and wc. Part tiled walls, extractor fan and tile flooring.



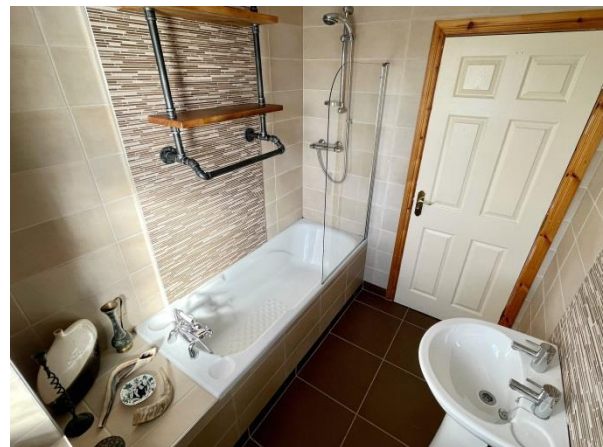
LANDING:

Pine spindle staircase leading to landing, single panel radiator and carpet flooring.

BATHROOM:

7' 8" x 6' 0" (2.13m x 1.83m)

Three piece white suite comprising panel bath with traditional bath shower mixer tap, mains shower fitment and swivel glazed panel. Pedestal wash hand basin and wc. Chrome towel radiator, tiled walls and flooring, venetian blinds and extractor fan.



BEDROOM (1):

12' 7" x 8' 8" (3.84m x 2.64m)

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



BEDROOM (2):

11' 3" x 8' 9" (3.43m x 2.67m)

Front aspect double bedroom with built in wardrobe, single panel radiator, venetian blinds and laminate flooring.



LANDING:

Pine spindle staircase with velux window, venetian blind and carpet flooring.

MASTER BEDROOM:

16' 1" x 11' 8" (4.9m x 3.56m) (at furthest points)

Rear aspect master bedroom with ensuite shower room off. Eves storage, single panel radiator, venetian blinds and laminate flooring.





ENSUITE SHOWER ROOM:

5' 9" x 5' 9" (1.75m x 1.73m)

Three piece white suite comprising shower cubicle with glazed swivel panel and mains shower fitment, pedestal wash hand basin and wc. Chrome towel radiator, velux window, extractor fan and tiled walls and flooring.



OUTSIDE:

Fully enclosed paved rear garden surrounded by timber fencing, shed 8x6 with power and water tap. Communal parking and outdoor sitting area with flower beds. Low maintenance paved area to front of property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	68 D
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 9698-0127-7110-8030-3926

SPECIAL FEATURES:

- Three storey townhouse with attractive stone front approx. 1130 sq. ft.
- Front aspect living room with open fire
- Kitchen/Dining area with integrated appliances
- Ground floor wc
- Three well appointed bedrooms over two floors
- Master bedroom with ensuite shower room
- Three piece family bathroom
- Fully enclosed paved rear garden
- Communal parking and sitting area to rear of property
- Oil heating
- Rates: £960.36
- EPC: D

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