

028 3834 8457

[www.apexpropertyagency.com](http://www.apexpropertyagency.com)

[mail@apexpropertyagency.com](mailto:mail@apexpropertyagency.com)

158 - 160 Union Street, Lurgan, BT66 8EF

**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**16 MOSS ROAD**  
**WARINGSTOWN**  
**BT66 7QY**



**Three bedroom detached home**  
**OFFERS AROUND £159,950**  
Viewing strictly by appointment only



Number 16 is an impressive three bedroom detached home situated on the Moss Road in Waringstown. This beautiful property is ideally located within walking distance to Waringstown village and situated close to schools, shops and all local amenities and provides easy access to those commuting with transport links nearby. This fantastic property comprises hallway, dual aspect living room with open fire in feature fireplace, spacious kitchen/dining area with recently fitted modern white high gloss units and integrated oven and hob. Three well appointed bedrooms and family bathroom complete the first floor. Low maintenance front and rear garden with spacious concrete driveway providing ample parking for numerous vehicles and steel constructed garage. This superb home will appeal to a wide range of purchasers and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this beautiful home has to offer.

## ACCOMMODATION

### HALLWAY:

Part glazed pvc door, double panel radiator with decorative radiator cover, understairs storage and tile flooring.



### LIVING ROOM:

15' 9" x 10' 9" (4.8m x 3.28m)

Dual aspect living room with open fire in feature fireplace, double panel radiator in decorative radiator cover and carpet flooring. Patio door to rear of property.







**KITCHEN/DINING AREA:**

18' 5" x 10' 9" (5.61m x 3.28m)

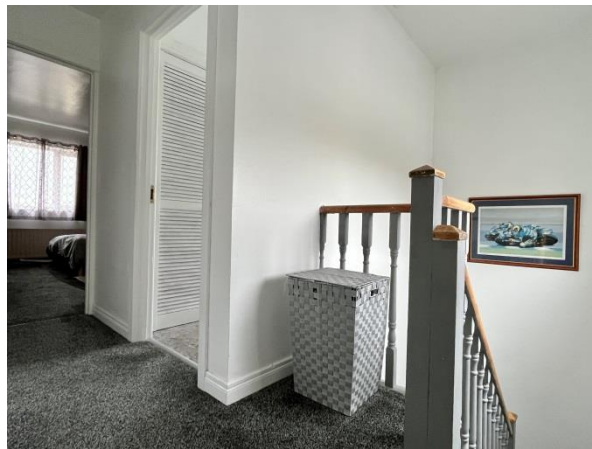
An excellent range of recently fitted modern high and low level white gloss cupboards and drawers, single stainless steel sink and drainer, integrated oven and hob with stainless steel extractor fan above, space for washing machine and dishwasher. Recessed downlighting, double panel radiator, part tiled walls and laminate flooring. Part glazed pvc door and space for table and chairs.





**LANDING:**

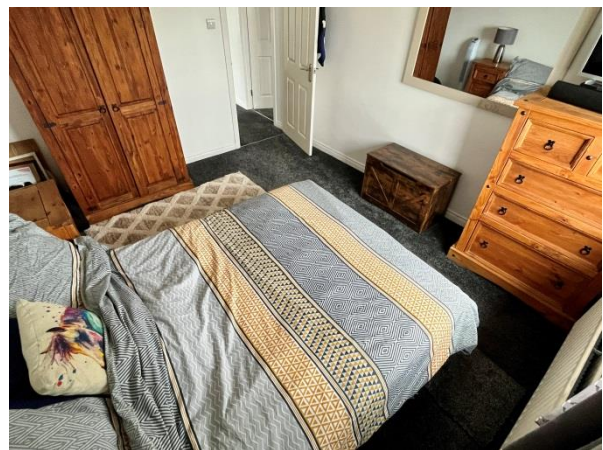
Carpet flooring and access to roof space.



**BEDROOM (1):**

12' 7" x 10' 8" (3.84m x 3.25m)

Rear aspect double bedroom, double panel radiator and carpet flooring.



**BEDROOM (2):**

10' 9" x 8' 4" (3.28m x 2.54m)

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





**BEDROOM (3):**

11' 0" x 7' 1" (3.35m x 2.16m)

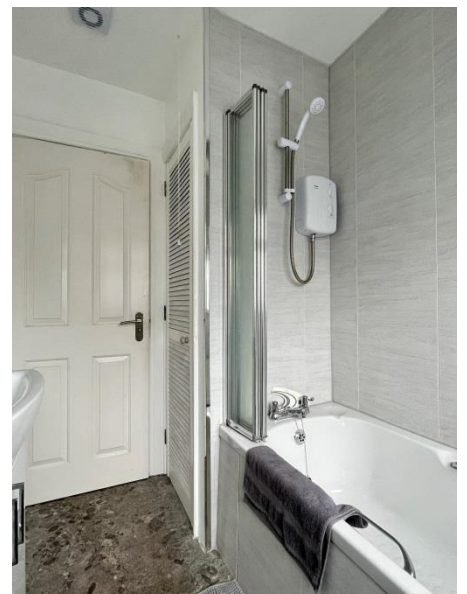
Front aspect single bedroom, single panel radiator and laminate flooring.



**BATHROOM:**

7' 8" x 5' 6" (2.34m x 1.68m) (At furthest points)

Three piece white suite comprising panelled bath with electric shower fitment and folding glazed panel, wash hand basin embedded in vanity unit with mirrored unit above and wc. Part pvc wall panelling, hot press, recessed downlighting, extractor fan and vinyl tile flooring.



**GARAGE:**

20' 0" x 17' 0" (6.1m x 5.18m)

Steel constructed garage approx. 20' x 15' with light and power supply. Manual roller door and side door access.



**OUTSIDE:**

Low maintenance paved and pebbled front garden, spacious concrete driveway providing ample space for multiple vehicles. Double timber gates leading to rear of property. Low maintenance rear garden with decking area surrounded by timber fencing and brick wall. Oil fired central heating boiler in galvanized casing and water tap.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	66 D
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number:9330-2223-4490-2704-5321

### SPECIAL FEATURES:

- Three bedroom detached home approx. 1044 sq. ft.
- Three well appointed bedrooms
- Spacious dual aspect living room with open fire in feature fireplace
- Recently fitted modern white high gloss kitchen with integrated oven and hob
- Modern three piece family bathroom
- Low maintenance front and rear garden with timber decking
- Spacious off street parking for multiple vehicles
- Oil fire central heating
- Steel constructed garage
- Within walking distance to Waringstown village
- Close to schools, shops and all local amenities
- Tenure: Freehold
- Rates: £833.99 per year
- EPC - D

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