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APEX
PROPERTY AGENCY

FOR SALE
322 GARRYMORE
CRAIGAVON
BT65 5JG



Two bedroom end terrace home
OFFERS AROUND £129,950
Viewing strictly by appointment only



Number 322 is an exquisite two bedroom terrace home situated in Garrymore, Craigavon. From the moment you step into this stunning property, you will be impressed with the turnkey and stylish finish throughout. Recently modernised and refurbished to an impressive standard with brand new kitchen and bathroom, along with modern flooring and venetian blinds installed throughout. Internally the property comprises hallway, front aspect living room, brand new modern grey kitchen with integrated oven, hob, fridge/freezer and washing machine. Two well appointed bedrooms and brand new bathroom suite. Externally the property boasts fully enclosed front garden laid in lawn, surrounded by hedging. Fully enclosed low maintenance rear garden surrounded by timber fencing. This immaculate home is ready to move into and we anticipate high interest in this spectacular property and therefore early viewing via the selling agent is recommended in order to fully appreciate what this stunning property has to offer.

ACCOMMODATION

HALLWAY:

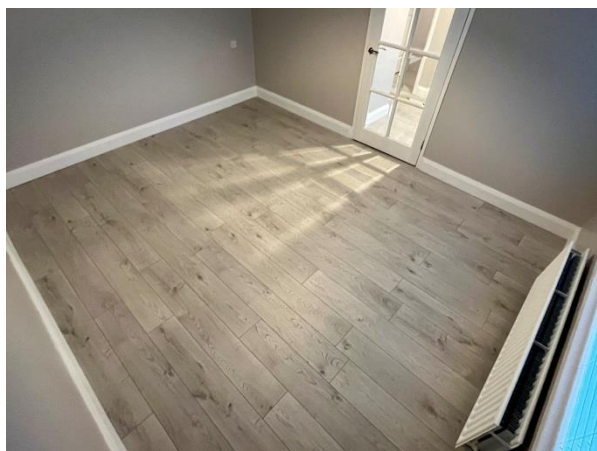
Glazed white pvc entrance door with glazed panel leading to hallway, two enclosed storage cupboard, single panel radiator and laminate flooring.



LIVING ROOM:

13' 6" x 11' 0" (4.11m x 3.35m)

Front aspect living room recently decorated and modernised throughout, double panel radiator, venetian blinds and laminate flooring.





KITCHEN:

13' 6" x 9' 7" (4.11m x 2.92m) (At furthest points)

A good range of modern grey high and low level cupboards and drawers, single stainless steel sink and drainer, integrated oven and hob with stainless steel extractor fan above. Integrated fridge/freezer and washing machine. Double panel radiator, venetian blinds and recessed downlighting. Part tiled walls and tiled flooring. Space for table and chairs.





BEDROOM (1):

10' 8" x 10' 8" (3.25m x 3.25m)

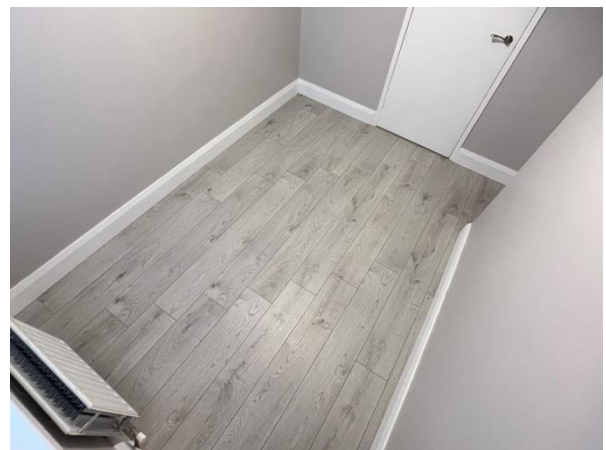
Front aspect double bedroom, venetian blinds, double panel radiator and laminate flooring.



BEDROOM (2):

9' 7" x 6' 7" (2.92m x 2.01m) (At furthest points)

Rear aspect single bedroom with enclosed storage cupboard, double panel radiator, venetian blinds and laminate flooring.



BATHROOM:

7' 0" x 7' 0" (2.13m x 2.13m)

Three piece white suite comprising spacious corner shower with electric shower and sliding glazed panels, wash hand basin embedded in vanity unit with led mirror and wc. Tiled walls and flooring, anthracite vertical radiator, venetian blinds, recessed downlighters and pvc ceiling.

**OUTSIDE:**

Fully enclosed low maintenance paved and pebbled rear garden surrounded by timber fencing with gate access. Fully enclosed front garden laid in lawn with shrubs surrounded by hedging and metal gate.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 2401-3038-0205-4594-1204

SPECIAL FEATURES:

- Two bedroom end terrace bungalow approx. 742 sq. ft.
- Turnkey and stylish finish
- Recently modernised and refurbished to an impressive standard throughout
- Recently fitted modern kitchen with integrated oven, hob, fridge/freezer and washing machine.
- Brand new bathroom modern suite fitted with spacious corner shower
- Modern flooring and blinds throughout
- Spacious front aspect living room
- Front aspect spacious double bedroom
- Rear aspect single bedroom with enclosed storage cupboard
- Fully enclosed low maintenance rear garden
- Close to all local amenities
- Short distance from neighbouring towns
- Oil fired central heating
- Rates: £465.01
- EPC Rating - D

We aim to make our sales details correct and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on the seller's behalf. Any information given by us in these sales details or otherwise is given without responsibility on our part. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. We recommend that all information, that we provide, about the property is verified by yourself or your advisors. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate and for guidance only.