

## 17 The Close , Waringstown, BT66 7TT

Jones Estate Agents are delighted to welcome to the market this three bed room mid townhouse in a sought after residential area of Waringstown. Village centre and all local amenities within walking distance, and also convenient for access to the larger neighbouring towns of Lurgan and Banbridge.

This modern townhouse offers well appointed accommodation which comprises, three bedrooms (ensuite master), generous living room, modern kitchen/dining, ground floor WC and first floor family bathroom.

Immaculately presented, this property is move in ready, which will appeal greatly to first time buyers. Early viewing comes strongly recommended.

**Offers in the region of £142,500**

# 17 The Close

, Waringstown, BT66 7TT



- Three good bedrooms, master with en suite
- Ground floor WC
- Fully enclosed rear
- Generous living room with modern multi fuel stove
- First floor family bathroom
- uPVC double glazed throughout
- Spacious modern kitchen/dining with patio doors to rear
- Oil fired central heating

## Entrance Hall

## Living Room

16'7 x 13'8 (5.05m x 4.17m)

## Ground Floor WC

## Kitchen/Dining

17 x 13 (5.18m x 3.96m)

## Landing

## Bedroom 1

14'4 x 10'4 (4.37m x 3.15m)

## Ensuite

## Bedroom 2

11'7 x 10'4 (3.53m x 3.15m)

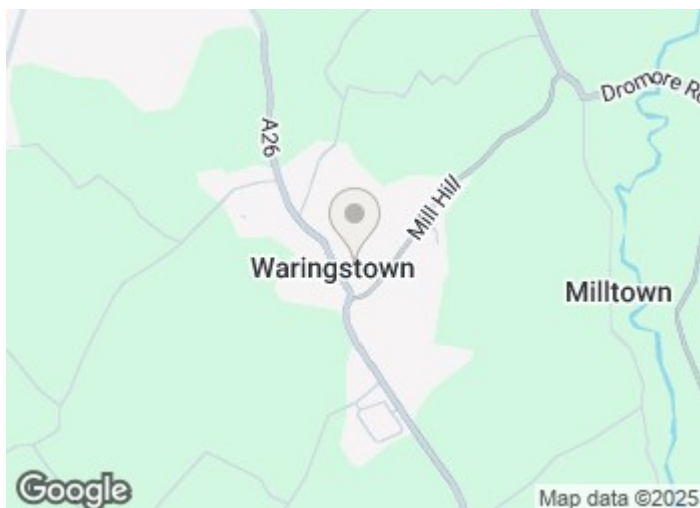
## Bedroom 3

9'5 x 6'1 (2.87m x 1.85m)

## Bathroom

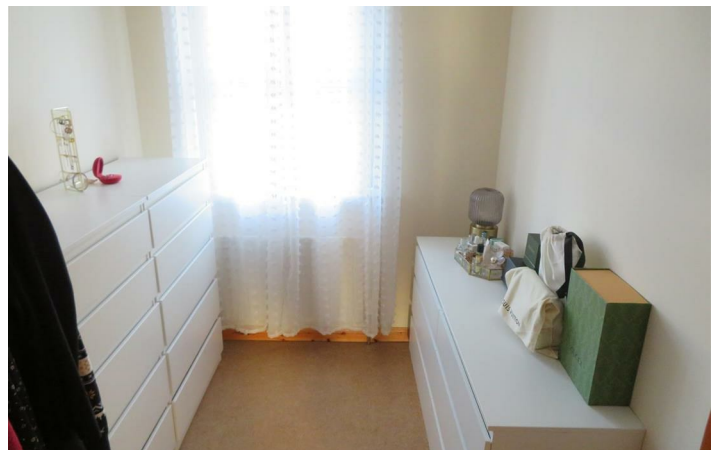
8'1 x 6'2 (2.46m x 1.88m)

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

32 High Street, Lurgan, Armagh, BT66 8AW  
Tel: 028 3832 2244 Email: [info@jonesestateagents.com](mailto:info@jonesestateagents.com) [www.jonesestateagents.com](http://www.jonesestateagents.com)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC 