



## 26 Moss View

Waringstown, Craigavon, BT66 7LL

Jones Estate Agents are delighted to welcome to the market this superb three bedroom semi detached property with garage in the sought after village of Waringstown. Village centre within walking distance and larger neighbouring towns of Lurgan and Banbridge easily accessible. Also convenient for Moira and the M1 motorway network.

This contemporary home offers generous living accommodation. In great order throughout and finished to a high standard, this property will not fail to impress the most discerning of viewers. At the heart of the home is a fabulous bright and spacious modern kitchen boasting granite worktops and integrated appliances. Remaining ground floor accommodation comprises living room with multi fuel stove, ground floor WC and an all-important utility room! First floor accommodation comprises three good bedrooms, master with ensuite and modern family bathroom.

Adding further appeal to this super home is a south facing rear garden and garage with generous tarmac driveway.

Literally move in ready, this property will appeal greatly to first time buyers and young families alike.

**Offers in the region of £189,950**

# 26 Moss View

Waringstown, Craigavon, BT66 7LL



- Three bedroom semi detached property in sought after development
- Utility Room
- South facing enclosed rear garden
- Generous living room with stove
- Ground floor WC
- Garage and large tarmac driveway
- Modern kitchen with integrated appliances
- Modern family bathroom
- OFCH

## Entrance Porch

## Entrance Hall

## Living Room

17'9 x 12'3 (5.41m x 3.73m)

## Kitchen/Dining

13 x 12'4 (3.96m x 3.76m)

## Utility Room

6'3 x 6'1 (1.91m x 1.85m)

## Ground Floor WC

## Landing

## Bedroom 1

14'11 x 10'4 (4.55m x 3.15m)

## Ensuite

## Bedroom 2

11'5 x 10'2 (3.48m x 3.10m)

## Bedroom 3

8'5 x 8'4 (2.57m x 2.54m)

## Bathroom

8'5 x 6'5 (2.57m x 1.96m)

## Garage

17'10 x 11'3 (5.44m x 3.43m)

## 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) <b>A</b>			
(81-91) <b>B</b>		81	81
(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 	