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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**24 STRAWHILL MANOR**  
**DONAGHCLONEY**  
**BT66 7GH**



**Two bedroom first floor apartment**  
**OFFERS AROUND £117,500**  
Viewing strictly by appointment only



Apartment 24 Strawhill Manor is a beautiful two bedroom first floor apartment situated in the village of Donaghcloney. This superb spacious first floor apartment enjoys an excellent position within the quiet cul de sac of Strawhill Manor, situated close to schools, shops, all amenities and a short walk to Donaghcloney village. This fantastic property offers bright and spacious accommodation comprising open plan living/dining area and kitchen with integrated appliances, two well appointed bedrooms, one with ensuite shower room and modern bathroom. Spacious communal tarmac parking to front of property. This superb apartment will appeal to a wide range of viewers, including those looking to live on one level or who are looking to downsize and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this excellent home has to offer.

## ACCOMMODATION

### HALLWAY:

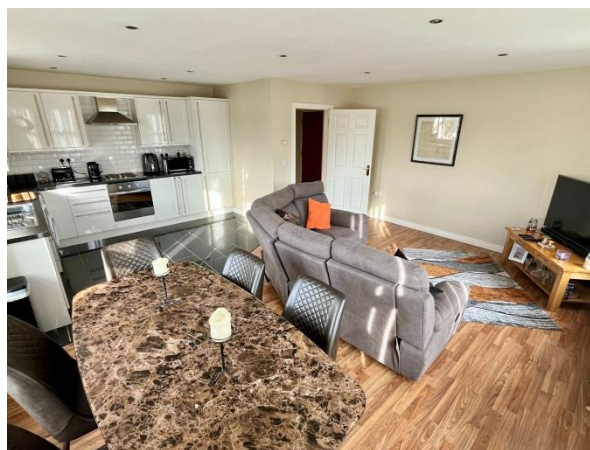
Wooden entrance door leading to L shape entrance hall, two enclosed storage cupboards, double panel radiator, recess downlighting and laminate flooring.



### LIVING/DINING AREA/KITCHEN:

20' 2" x 17' 9" (6.15m x 5.41m)

Bright and spacious front and side aspect open plan living/dining area and kitchen, two double panel radiators, recessed downlighting, vertical blinds and laminate flooring. Modern kitchen with an excellent range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, integrated oven and hob with stainless steel extractor fan above, washing machine, integrated fridge/freezer and dishwasher. Part tiled walls and tiled flooring.

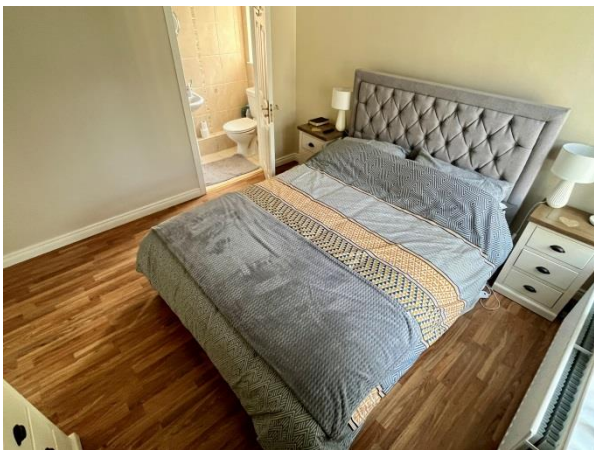




**MASTER BEDROOM:**

11' 3" x 10' 8" (3.43m x 3.25m)

Rear aspect double bedroom with ensuite shower room off, double panel radiator, vertical blinds, recess downlighters and vertical blinds.





**ENSUITE SHOWER ROOM:**

7' 8" x 2' 9" (2.34m x 0.84m)

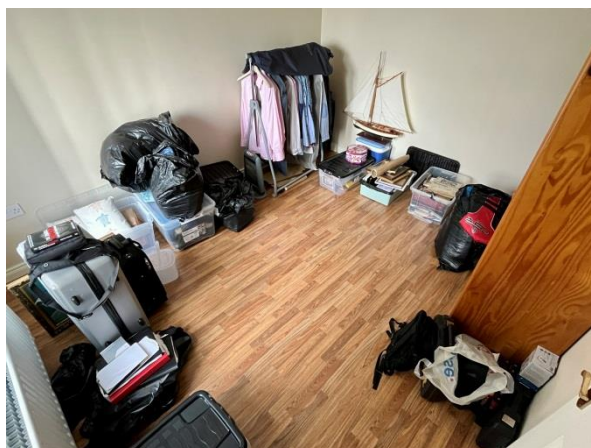
Three piece white suite comprising shower cubicle with folding glazed panel and electric shower fitment, pedestal wash hand basin and wc. Tiled walls and flooring, extractor fan, roller blind and recessed downlighters.



**BEDROOM (2):**

11' 9" x 10' 1" (3.58m x 3.07m)

Side aspect double bedroom, double panel radiator, recessed downlighting, vertical blinds and laminate flooring.



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**BATHROOM:**

7' 2" x 6' 6" (2.18m x 1.98m)

Three piece white suite comprising panelled bath, pedestal wash hand basin and wc. Double panel radiator, tiled walls and flooring and extractor fan.



**OUTSIDE:**

Spacious communal tarmac parking area to front of property. Coded front door leading to entrance hall. Stairs and lifts to apartment on first floor.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 0031-3921-2209-7392-8200

**SPECIAL FEATURES:**

- Two bedroom first floor apartment approx. 689 sq. ft.
- Modern first floor apartment
- Two well appointed bedrooms
- Bright and spacious front and side aspect living/dining area
- Open plan living/dining area/kitchen
- Modern kitchen with integrated appliances
- Ensuite shower room
- Three piece modern bathroom suite
- Lifts and stairs to property
- Communal tarmac parking area to front of property
- Quiet cul de sac location
- Within walking distance to Donaghcloney village
- Close to schools, shops and all local amenities
- Gas Heating
- Rates: £808.72
- EPC - C
- Service Fee - £840 per year
- Insurance - £165 per year
- Chain free

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**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.**

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