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**APEX**  
PROPERTY AGENCY

**FOR SALE**  
**543 DRUMBEG**  
**CRAIGAVON**  
**BT65 5AQ**



**Three bedroom mid terrace home**  
**OFFERS AROUND £79,950**  
Viewing strictly by appointment only



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Number 543 is a fantastic three bedroom mid terrace home situated in Drumbeg in Craigavon. This Impressive property is ideally located a short distance from neighbouring towns, close to primary and secondary schools, shops and all local amenities. Internally the property comprises hallway, rear aspect living room, kitchen/dining room, three first floor bedrooms and family bathroom. Externally the property boasts low maintenance brick paved front garden, fully enclosed rear garden laid in lawn surrounded by timber fencing. This property is a fantastic opportunity for first time buyers or investors to increase their portfolio and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

## ACCOMMODATION

### HALLWAY:

Wooden entrance door leading to hallway with glazed panels, double panel radiator and laminate flooring.



### KITCHEN/DINING AREA:

17' 5" x 8' 9" (5.31m x 2.67m)

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, integrated fridge/freezer and space for washing machine. Part tiled walls and tiled flooring, double panel radiator and vertical blinds. Space for table and chairs.





**LIVING ROOM:**

14' 9" x 11' 9" (4.5m x 3.58m)

Rear aspect living room with electric fire inset in feature fireplace, double panel radiator, vertical blinds and laminate flooring. Door leading to rear porch and garden.





**REAR PORCH:**

Rear porch with storage cupboard and access to rear garden.

**LANDING:**

Enclosed storage cupboard and hot press, access to roofspace and carpet flooring.

**BEDROOM (1):**

14' 1" x 8' 3" (4.29m x 2.51m)

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



**BEDROOM (2):**

13' 7" x 8' 2" (4.14m x 2.49m)

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



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**BEDROOM (3):**

10' 7" x 6' 5" (3.23m x 1.96m)

Rear aspect single bedroom, single panel radiator, vertical blinds and laminate flooring.

**BATHROOM:**

6' 4" x 5' 6" (1.93m x 1.75m)

Three piece white suite comprising panelled bath with electric shower and glazed swivel door, pedestal wash hand basin and wc. Single panel radiator, tiled flooring, extractor fan and laminate flooring.

**OUTSIDE:**

Brick paved front garden surrounded by timber fencing. Enclosed storage area to front of property. Fully enclosed rear garden laid in lawn with concrete patio and path surrounded by timber fencing.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 2056-3047-5202-2725-2200

#### SPECIAL FEATURES:

- Three bedroom mid terrace approx. 1022 sq. ft.
- Kitchen/dining area with integrated appliances
- Spacious rear aspect living room
- Three well appointed bedrooms
- Three piece family bathroom
- Fully enclosed rear garden
- Oil fired central heating
- Close to schools, shops and all local amenities
- Rates: £414.47 per year
- EPC - D

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