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APEX
PROPERTY AGENCY

FOR SALE
41 MURRAY WOOD
WARINGSTOWN
BT66 7GW



Two bedroom end townhouse
OFFERS AROUND £119,500
Viewing strictly by appointment only



Number 41 is an impressive two bedroom end townhouse situated in the popular development of Murray Wood, off the Banbridge Road in Waringstown. This fantastic home is secluded behind number 43 and is ideally located close to schools, local amenities and is within walking distance to Waringstown village. This remarkable property comprises hallway, front aspect open plan living room/kitchen with integrated appliances. Two spacious first floor bedrooms and modern family bathroom complete the first floor. Externally the property boasts fully enclosed front garden laid in artificial lawn with decking and pebble areas surrounded by timber fencing. Spacious tarmac driveway providing ample off street parking. We anticipate high interest in this superb property and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this impressive home has to offer.

ACCOMMODATION

ENTRANCE HALL:

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



LIVING ROOM/KITCHEN:

16' 6" x 15' 2" (5.03m x 4.62m)

Front aspect open plan living room/kitchen, spacious living room area, enclosed storage cupboard, two double panel radiators, two roller blinds and laminate flooring. A good range of 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, space for washing machine and breakfast bar. Part tiled walls and laminate flooring.





LANDING:

White staircase leading to landing, carpet flooring, enclosed storage cupboard and access to roofspace.



BEDROOM (1):

10' 8" x 10' 5" (3.25m x 3.18m)

Front aspect double bedroom, double panel radiator, roller blind and laminate flooring.



BEDROOM (2):

10' 5" x 7' 6" (3.18m x 2.29m) (At furthest points)

Front aspect single bedroom with enclosed wardrobe, double panel radiator, roller blind and laminate flooring.





BATHROOM:

7' 8" x 5' 7" (2.34m x 1.7m)

Three piece white suite comprising panelled bath with electric shower and glazed swivel panel, pedestal wash hand basin and wc. Part tiled walls, single panel radiator, extractor fan, roller blind and vinyl flooring.



OUTSIDE:

Fully enclosed front garden laid in artificial lawn with decking and pebble area surrounded by wall and timber fencing. Spacious tarmac driveway, access gate and water tap.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 0456-3047-8207-9735-5200

SPECIAL FEATURES:

- Super two bedroom end townhouse approx. 748 sq. ft.
- Secluded behind number 43
- Open plan living room/kitchen
- Kitchen with integrated appliances
- Two well appointed bedrooms
- Modern family bathroom
- Fully enclosed front garden laid in artificial lawn
- Spacious tarmac driveway providing ample off street parking
- Situated in the highly popular Murray Wood off the Banbridge Road in Waringstown
- Within walking distance to Waringstown Village
- Ideally located close to schools and local amenities
- Easy reach of transport links
- Oil heating
- Rates: £682.36
- Maintenance fee: £100
- EPC: C

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