



15 Cottage Avenue, Dollingstown, BT67 9NL

OIRO £295,000

An attractive detached family home within the popular Cottage Avenue development, just off Cottage Road, Dollingstown.

Chain free | Detached house | Modern kitchen | Luxury family bathroom | 4 Bedrooms, master with ensuite shower | Oil fired central heating | Double Glazing | Integral garage |

028 9266 3396

admin@falloonestateagents.com



An attractive detached family home within the popular Cottage Avenue development, just off Cottage Road, Dollingstown.

Dollingstown offers good local amenities and yet is only minutes away from both Moira Village and Lurgan by car, with bus services also available for travel to school or work.

With modern kitchen, bathroom and ensuite fittings, No. 15 has been very well maintained by the current owners and is presented 'ready to move in to', having been recently redecorated and the majority of the carpets replaced.

The accommodation briefly comprises entrance hall, lounge, kitchen/dining, utility and WC on the ground floor, with the first floor offering 4 double bedrooms, 1 ensuite and the main bathroom.

Outside, there is an integral garage, double width parking and lawn to the front, and a south facing, low maintenance enclosed rear garden with paved and pebbled areas and artificial lawn.

Oil fired central heating and PVC double glazing complete the modern finish of this lovely home.

This home is CHAIN FREE and we anticipate strong interest – book your viewing now!

Entrance hall

Composite panelled front door. Tiled floor. Under stairs storage. Contemporary radiator.

Lounge

w: 3.87m x l: 5.56m (w: 12' 8" x l: 18' 3")

Bay window. Tiled floor. Mazona multi fuel stove. Granite hearth. 2 contemporary radiators.

(measurements taken in to bay)

Kitchen/dining

w: 3.87m x l: 6.36m (w: 12' 8" x l: 20' 10")

Full range of high gloss high and low level cupboards. Polished granite worktop and upstand. Tiled floor. Integrated fridge freezer. Nordmende microwave. Bosch dishwasher. Neff oven. Breakfast bar with inset Neff ceramic hob with extractor fan over. 1.5 bowl sink unit, mixer tap. Breakfast bar with seating for four. Spotlights and under unit lighting. Patio door to rear garden. 2 contemporary radiators.

Utility Room

w: 2.16m x l: 2.72m (w: 7' 1" x l: 8' 11")

Range of high gloss units to match kitchen. 1.5 bowl stainless steel sink unit, mixer tap. Tiled floor. Contemporary radiator.

WC

Low flush WC. Pedestal wash hand basin. Tiled floor.

Landing

Hot press with copper cylinder and immersion heater.

Bedroom 1

w: 3.78m x l: 3.87m (w: 12' 5" x l: 12' 8")

Double panelled radiator. Large wardrobe with sliding doors.

En-suite

Tiled shower enclosure with Mira electric shower. Wash hand basin on vanity. Low flush WC. Spotlights. Tiled floor. Contemporary towel radiator.

Bedroom 2

w: 3.41m x l: 3.93m (w: 11' 2" x l: 12' 11")

Double panelled radiator.



Bedroom 3

w: 3.94m x l: 4.36m (w: 12' 11" x l: 14' 4")

Double panelled radiator.

Bedroom 4

w: 3.95m x l: 4.15m (w: 13' x l: 13' 7")

Double panelled radiator.

Bathroom

w: 2.35m x l: 2.64m (w: 7' 9" x l: 8' 8")

Modern freestanding bath with mixer tap and shower fitting. Wash hand basin on vanity. Low flush WC. Full coordinated wall and floor tiling.

Integral garage

w: 3.75m x l: 6.16m (w: 12' 4" x l: 20' 3")

Roller door. Warmflow boiler (new boiler to be installed by vendor prior to completion)

Garden

Lawned front garden. Double width car parking.

Enclosed rear garden. Low maintenance. Paved areas. Artificial grass. Pebbled areas.

Oil storage tank.

Required info under Trading Standards Guidance**TENURE**

We have been advised the tenure for this property is freehold, we recommend the purchaser and their solicitor verify the details.

RATES PAYABLE

Details from the LPSNI website - estimated rates bill £1701.00



15 Cottage Avenue, Lurgan, CRAIGAVON, BT67 9NL



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.