

Lisney

FOR SALE:

Modern, Semi Detached,
3 Bedroom Townhouse

6 KILVERGAN HEIGHTS, KILVERGAN ROAD,
CRAIGAVON, BT66 6GY



CONTACT

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Lisney
1st Floor Montgomery House
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DETAILS

- Ideal Investment purchase
- Rental income of £500 pcm
- Long term tenant in place
- Convenient location just 2.5 miles from the Lurgan Town Centre
Well kept, quiet residential development
- Very rarely do properties come onto the market in Kilvergan Heights

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LOCATION

The property is situated in the small settlement of Derrymacash, located 2.5 miles from Lurgan and 5 miles from Portadown.

Kilvergan Heights is a small residential development of 20 houses, accessed off the Kilvergan Road.

DESCRIPTION

Number 6 comprises of a semi-detached, three bedroom townhouse with a large rear garden.

As the property has been constructed in a triangular layout, it benefits from a larger square footage than the rest of the houses in the development.

Communal bay parking is located to the front of the terrace.

The house is modern and has been extremely well kept by the tenant.

The tenant has been in occupation for approximately 9 years and is on a rolling monthly tenancy. Rent is currently £500 per calendar month.

IMAGES



ACCOMMODATION

All measured areas at the widest point

GROUND FLOOR LEVEL

Entrance Hallway

Tiled floors, painted walls and ceilings. Offers access to the living room, kitchen / dining room, understairs W.C. and staircase.

Sitting room **3.86m x 3.540 (at widest points)** **179 sq ft**

Wooden laminate floors with painted walls and ceilings. Benefits from a feature fireplace, patio doors opening onto the rear garden and an archway through to the kitchen/dining room.

Kitchen/dining room **3.78m x 3.58m + 3.42m x 2.73m** **246 sq ft**

Part tiled, part wooden laminate flooring with painted walls and ceilings. Cream coloured fitted kitchen with grey coloured countertops. Benefits from an archway into the sitting room.

Understairs Bathroom **1.71m x 1.17m** **19 sq ft**

W.C and wash hand basin

FIRST FLOOR LEVEL

Landing

Large landing at the top of the stairs, leading to the three bedrooms, linen cupboard and bathroom.

Bedroom 1 **3.33m x 3.79m** **138 sq ft**

Main bedroom at the front of the house with painted walls and ceilings with carpeted floor.

FIRST FLOOR LEVEL (CONTINUED)

Ensuite **2.49m x 1.37m** **37 sq ft**

Comprises of a W.C., shower and wash hand basin. Part painted, part tiled walls with linoleum flooring.

Bedroom 2 **3.43m x 3.56m** **135 sq ft**

Large bedroom at the rear of the house with painted walls and ceilings with carpeted floor.

Bedroom 3 **2.27m x 4.18m** **102 sq ft**

Irregularly shaped bedroom at the rear of the house. Painted walls and ceilings with carpeted floor.

Bathroom **2.11m x 2.18m** **49.5 sq ft**

Bathroom with bath, W.C. and wash hand basin. Part painted, part tiled walls and ceilings with linoleum flooring.

FEATURES

- Oil fired central heating
- Convenient location, close to Lurgan and Portadown, local amenities and schools
- PVC windows and doors
- Parking bays to front of property
- Extremely well kept

LOCATION**ENERGY PERFORMANCE**

This property has an energy efficiency rating of: D61

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	61	66
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

The full certificate can be made available upon request.

RATES

NAV **£105,000**

Payable P.A. (2016/17) **£856.00**

STAMP DUTY

This will be the responsibility of the purchaser.

TITLE

We are advised that the title is freehold and is registered.

ASKING PRICE

Offers invited in the region of **£95,000**

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to, VAT

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