



**Detached Three Bedroom Bungalow  
In Need Of Refurbishment/Modernisation  
Located In A Popular Area Close To Local Amenities**



**20 Lismara, Drumgor, Craigavon, Co Armagh BT65 4BE**

- Entrance hall
- Lounge with tiled fireplace
- Dining room
- Kitchen
- Conservatory
- Three bedrooms
- Bathroom with white suite
- PVC double glazed windows
- Oil fired heating
- Attached garage
- Garden front and rear

**PRICE GUIDE £155,000**

*These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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#### Entrance Hall

9' 10" x 3' 6" (3.00m x 1.07m) PVC front door, tiled floor, arch to dining room

#### Dining Room

9' 7" x 9' 7" (2.92m x 2.92m) Tiled floor

#### Lounge

16' 3" x 13' 9" (4.95m x 4.19m) Tiled fireplace with mahogany mantle, laminate floor

#### Kitchen

13' 3" x 8' 4" (4.04m x 2.54m) High & low level units, stainless steel sink, larder, plumbed for washing machine, fully tiled walls, tiled floor, door to conservatory

#### Conservatory

11' 0" x 8' 5" (3.35m x 2.57m) Tiled floor, door to front and rear

#### Rear Hall

17' 0" x 3' 0" (5.18m x 0.91m) Hot press, 2 cloaks cupboards

#### Bedroom 1

11' 5" x 9' 7" (3.48m x 2.92m) 2 built in wardrobes

#### Bedroom 2

10' 2" x 8' 4" (3.10m x 2.54m)

#### Bedroom 3

10' 0" x 9' 8" (3.05m x 2.95m) Built in wardrobe

#### Bathroom

8' 4" x 6' 5" (2.54m x 1.96m) White suite comprising panelled bath with electric shower, wash hand basin, w.c., fully tiled walls

#### Outside

Fence at front, front garden laid in lawn with shrubs

Tarmac driveway

Rear garden laid in lawn with pebbled area

#### Garage

15' 10" x 9' 0" (4.83m x 2.74m) Roller door

