

## 33 Trasna Way

### Lurgan, Craigavon, BT66 8DL

A great opportunity to purchase this three bedroom mid terrace property in this popular residential area of Lurgan. Local shops, schools and Lurgan Town Centre all within walking distance.

This property offers good living accommodation with three bedrooms, living room, kitchen/dining and family bathroom. To the rear is a fully enclosed, low maintenance garden. This presents as a fantastic opportunity for investors, offering a good rental income but will also be attractive to the first time buyer.

In good order throughout this property is expected to attract a lot of interest. Early viewing strongly advised by the agent.

**Offers over £89,950**

# 33 Trasna Way

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- Three bedrooms
- Bathroom
- Fully Enclosed Rear
- Living Room
- OFCH
- Kitchen/Dining
- UPVC double glazed windows throughout

Entrance Hall

Outside

Living Room

12'8" x 12'7"

Kitchen/Dining

19' x 7'6"

Stairs and Landing

Bedroom 1

Bedroom 2

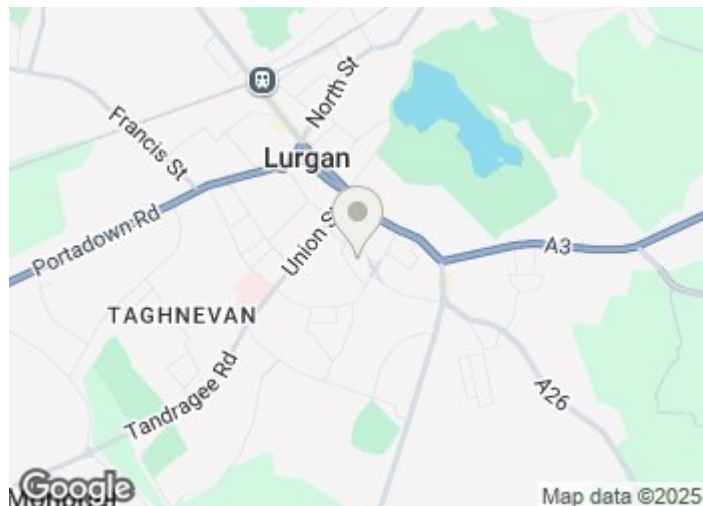
10'11" x 9'7"

Bedroom 3

9'1" x 7'6"

Bathroom

9'1" x 6' (Deepest Points)



Directions







Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

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

Northern Ireland

EU Directive 2002/91/EC