



5 Cambrai Drive , Waringstown, BT66 7QT

Jones Estate Agents are delighted to introduce onto the market this four bedroom semi-detached property close to the heart of Waringstown. All local amenities in the village within walking distance and the larger neighbouring towns of Lurgan and Banbridge a short drive away. Also conveniently located for ease of access to Moira and the M1 Motorway network.

This home is beautifully presented, and offers well appointed accommodation for families, boasting four double bedrooms. Set on a superb site with an enviable rear garden consisting of generous lawn and patio, a dream for those who love to entertain in the summer.

Also offering a good potential rental income, this property may attract attention from investors.

Offers over £135,000

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, Waringstown, BT66 7QT



- Semi detached property in sought after village of Waringstown
- Four good bedrooms
- Kitchen/dining with modern gloss fitted units
- Utility room
- Ground floor family bathroom
- Oil fired central heating
- Superb rear garden boasting large paved patio and lawn
- uPVC double glazed windows throughout

Entrance Hall

Bathroom

7'6 x 5'10 (2.29m x 1.78m)

Living Room

13'1 x 11' (3.99m x 3.35m)

Kitchen

14'10 x 8'8 (4.52m x 2.64m)

Utility Room

7'9 x 5'11 (2.36m x 1.80m)

Landing

Bedroom 1

11'1 x 10'5 (3.38m x 3.18m)

Bedroom 2

10'11 x 10'4 (3.33m x 3.15m)

Bedroom 3

10'6 x 7'10 (3.20m x 2.39m)

Bedroom 4

10'7 x 7'8 (3.23m x 2.34m)

Outside



[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