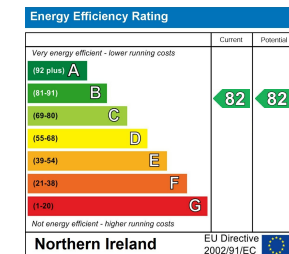




46 Parsons Gate, Portadown, BT62 3UN

Asking Price £199,950

- Modern Three-bedroom detached home
- Downstairs WC and utility room
- Three-piece family bathroom suite
- Five minute drive to Portadown town centre, close to shops, cafés, restaurants and services.
- Spacious living room
- Master Bedroom with walk-in-wardrobe and en-suite
- Gas fired central heating
- Kitchen with integrated appliances
- Two further well proportioned bedrooms
- Enclosed rear garden & Off street parking



46 Parsons Gate, Portadown BT62 3UN

Hannath are delighted to welcome to the market this modern three bedroom detached property located within the ever-popular Parsons Gate development, just off the Armagh Road, Portadown.

Finished to a high standard throughout, 46 Parsons Gate offers bright and spacious accommodation ideally suited to modern family living. The ground floor comprises a welcoming living room and a contemporary open-plan kitchen/dining area featuring a range of quality fitted units and integrated appliances, creating the perfect space for both everyday living and entertaining.

The first floor boasts three well-proportioned bedrooms, including a master bedroom with a walk-in-wardrobe and en-suite shower room, along with a stylish three-piece family bathroom suite.

Externally, the property benefits from a tarmac driveway providing off-street parking and a fully enclosed rear garden offering a private outdoor space to relax and enjoy.

Conveniently positioned close to local schools, amenities, Portadown town centre and excellent transport links, 46 Parsons Gate is sure to appeal to first-time buyers, young families and those seeking a move-in ready home. Early viewing is highly recommended.



Hallway

7'1" x 8'5"

This welcoming hallway features a modern front door that opens to reveal a bright, stylish space. The flooring has a striking patterned finish, complemented by fresh white walls. The staircase leads neatly upstairs, inviting you further into the home.

Living Room

15'8" x 12'9"

The living room is a spacious, light-filled area with a contemporary feel. Large windows allow natural light to flood in, highlighting the cosy carpet and the feature wall painted in a deep, calming blue, creating an inviting space for relaxation and entertainment.

Kitchen/Diner

15'5" x 8'9"

Light and airy, the kitchen/diner is beautifully finished with white cabinetry and dark countertops, creating a fresh and modern space. The flooring continues the patterned theme from the hallway, adding elegance and practicality. The dining area is perfectly positioned by the windows, providing a pleasant view and natural light for mealtimes.

Utility Room

6'2" x 6'1"

The utility room is a practical area with matching cabinetry and worktops, fitted with space for a washing machine and a sink, offering ample space for laundry and storage needs. Its compact size is efficiently designed to maximise functionality.

WC

2'10" x 6'1"

A neat and simple WC with white walls and the same patterned flooring seen throughout the ground floor. It is fitted with a modern toilet and a small wall-mounted wash basin, creating a clean and practical space.

Landing

10'4" x 7'7"

The landing upstairs is bright and spacious, with a neutral carpet and

white walls. A skylight brings natural light into this central area, which serves as a hub giving access to the bedrooms and bathrooms.

Master Bedroom

10'5" x 14'6"

This master bedroom is a serene retreat, featuring a soft grey carpet and a standout green panelled feature wall behind the bed. Dual windows provide plenty of light, making it a restful and welcoming space. The Master bedroom also benefits from a walk-in-wardrobe.

En-suite

4'8" x 7'4"

This bathroom features a modern design with a walk-in shower, sleek fixtures, and a neutral palette. A window above the toilet brings in natural light, and the wood-effect flooring adds warmth to the space.

Bedroom Two

8'0" x 10'6"

Bedroom Two is a cosy and well-lit room, decorated in neutral tones with a comfortable grey carpet. A window fills the space with natural light, making it an ideal room for a variety of uses, from a guest room to a quiet study area.

Bedroom Three

7'1" x 10'6"

Bedroom Three offers a similar size and feel to Bedroom Two, with light walls and a generous window that lets in natural light. The simple and neutral decor allows for easy personalisation to suit different needs.

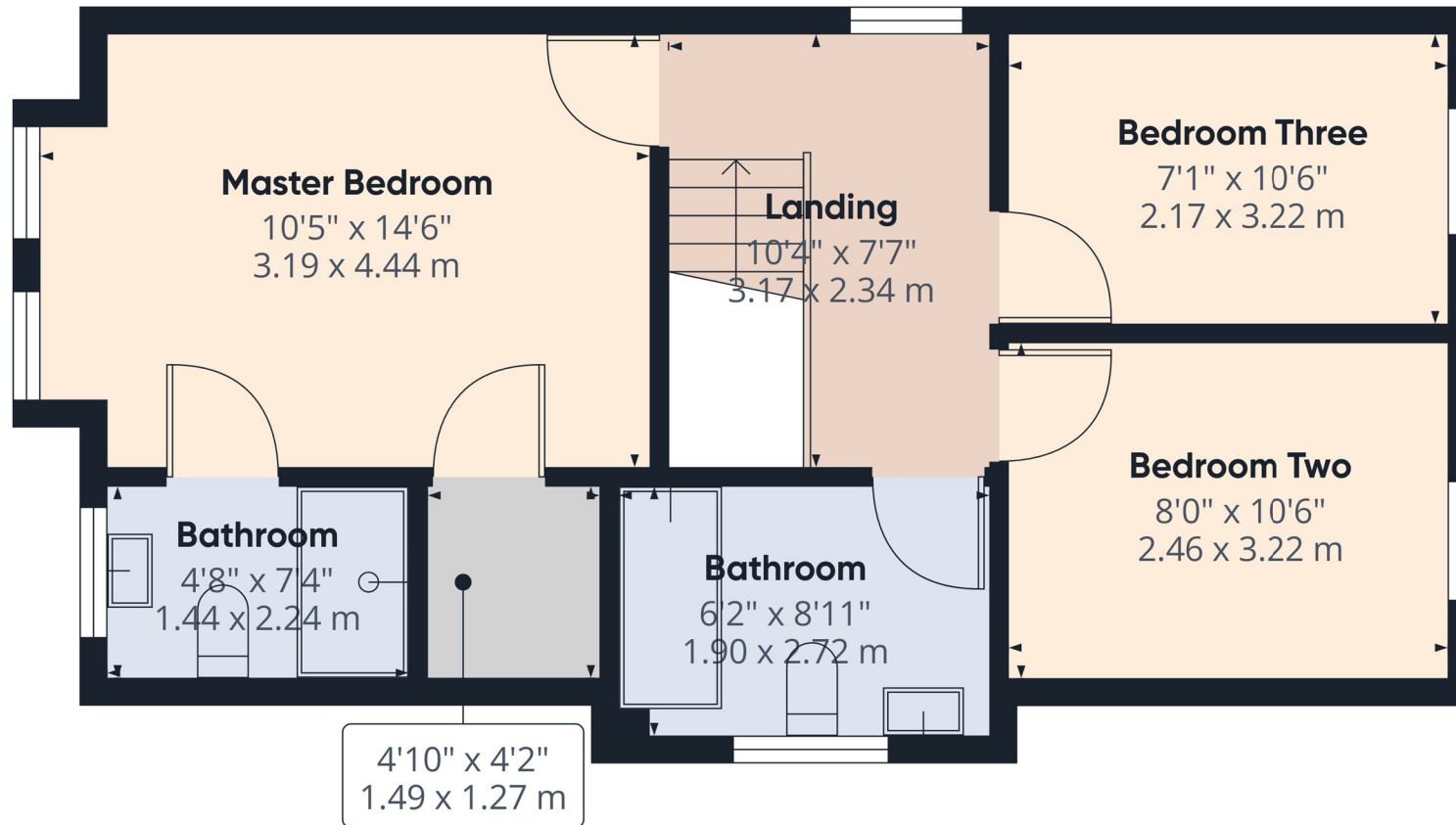
Bathroom

6'2" x 8'11"

The second bathroom is larger, with a bathtub/shower and contemporary fittings. It also benefits from a window, and the wood-effect flooring continues here for a cohesive feel.

Rear Garden

The rear garden is a spacious, enclosed lawn bordered by wooden fencing, providing a safe and private outdoor area. A paved patio area offers the perfect spot for outdoor seating and dining, ideal for relaxation and entertaining in the open air.



Floor 1

Approximate total area⁽¹⁾
478 ft²
44.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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