



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

11 Ramone Park

Portadown

BT63 5JF

Bedroom	3
Reception	1
Bathroom	2



Spacious and bright three bedroom detached bungalow in a highly regarded location

Offers in Region of: £190,000

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

Viewing strictly by appointment only

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11 Ramone Park is a uniquely designed family home set within a sought after development, in a highly regarded area of Portadown. It offers three great sized bedrooms, one with en suite and walk in wardrobe area. The living room is a fantastic size, and has two glazed window features with patio doors leading out to two sections of the garden. The kitchen has high and low level storage units, and there is a boiler room with power and light. The shower room has a large shower enclosure with electric shower. An integral garage is a great addition and provides wonderful storage. To the outside there are beautiful wrap around gardens with two patio areas, and a generous lawn. This sale is chain free for your convenience. Viewing comes highly recommended for this property which has so much to offer. It would benefit from some modernisation throughout.



- Attractive detached bungalow in a highly regarded location
- Three bedrooms
- Fantastic living room with feature windows to two sides and patio doors at each
- Kitchen with range of storage units
- Integral double garage with up and over door
- Shower room
- Boiler room with power and light
- Beautiful wrap around mature gardens with two paved patio areas
- Chain free
- Superb location, within easy reach of all schools, amenities and Portadown town centre



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	63 D
21-38	F		
1-20	G		

ENTRANCE HALL

Glazed uPVC entrance door and side panel leading to hallway. Storage closet. Single panel radiator.

LIVING ROOM

3.65m x 9.17m (12' 0" x 30' 1")

Triple aspect living room with feature windows to side and rear. Patio doors leading to onto side and rear. Three double panel radiators. TV point.

KITCHEN DINING

3.27m x 3.54m (10' 9" x 11' 7")

Range of high and low level storage units. Stainless steel sink and drainer with mixer tap. Space of oven and fridge freezer. Wood cladding to two walls, remainder part tiled.

BEDROOM ONE

3.05m x 3.51m (10' 0" x 11' 6")

Front aspect double bedroom. Single panel radiator. Built in wardrobe.

BEDROOM TWO

2.75m x 3.65m (9' 0" x 12' 0")

Side aspect double bedroom. Single panel radiator

FAMILY BATHROOM

Large shower enclosure with RedRing electric shower. Pedestal style sink. Dual flush WC. Double panel radiator. Hotpress. Tiled walls. Window. Extractor.

BEDROOM THREE

3.17m x 3.65m (10' 5" x 12' 0")

Rear aspect double bedroom. Walk in wardrobe.



ENSUITE

1.34m x 2.10m (4' 5" x 6' 11")
Shower cubicle with Mira electric shower.
Pedestal style sink. WC. Tiled walls. Window.
Extractor

REAR HALL

Feature glazed window with sliding door leading to patio.

BOILER ROOM

2.50m x 2.09m (8' 2" x 6' 10")
Boiler. Pressurised water system. Belfast style sink. Power and light. Plumbed for washing machine.

INTEGRAL GARAGE

4.34m x 5.24m (14' 3" x 17' 2") (MAX)
Up and over door. Power and light.

OUTSIDE

FRONT

Lawn area with flowerbeds. Covered porch area.
Tarmac drive way.

REAR

Private rear garden laid in lawn. Paved patio area and pathway to rear. Additional patio area from living room with privacy wall. Access gate to driveway.



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