



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

17 Ballybay Park

Portadown

BT62 4AZ

Bedroom	3
Reception	1
Bathroom	1



Beautifully kept three bedroom mid terraced property in a quiet residential location

Offers in Excess of: £99,500

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

028 3833 1111

www.joyceclarke.team

sales@joyceclarke.team

2 West Street, Portadown, BT62 3PD



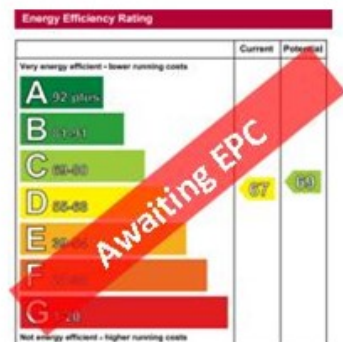
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17 Ballybay Park is the perfect example of a beautifully kept property that will fit the bill for first time buyers or investors alike. Situated in a quiet cul de sac position within walking distance of schools and shops, there is a large park area just beside it for children to play on sunny days. This well presented home has been well cared for over the years, and is so much bigger than you will imagine! Step inside and you will find two reception rooms, the larger one to the rear having a feature stone clad fireplace. The kitchen diner has a great range of storage units. On the first floor there is the family bathroom, and three double bedrooms the master having a fantastic range of bespoke built in furniture providing endless storage!. There is a fully enclosed low maintenance garden to the rear, bordered by a nice range of mature planting. This sale is chain free for your convenience. Viewing is a must!



- Beautifully kept three bedroom mid terraced property in quiet residential location
- Two reception rooms
- Kitchen diner with great range of storage cabinets
- Family bathroom with shower over bath
- Three well planned bedrooms master with excellent range of built in furniture
- Fully enclosed low maintenance garden to the rear
- Oil fire central heating
- Chain free
- Within easy walking distance of schools, shops and Portadown town centre



ENTRANCE HALL

uPVC entrance door with ornate glazed panel and side window leading to hallway. Laminate flooring. Single panel radiator. Under stair storage.

LIVING ROOM

3.03m x 3.69m (9' 11" x 12' 1")

Front aspect reception room. Fireplace with tiled hearth. Double panel radiator.

LOUNGE

3.43m x 4.42m (11' 3" x 14' 6")

Rear aspect reception room. Feature stone clad fireplace with tiled hearth. Double and single panel radiators. Cornicing.

KITCHEN

2.23m x 3.49m (7' 4" x 11' 5")

Excellent range of storage cabinets with wooden doors and breakfast bar. Space for oven, washing machine and fridge freezer. One and a half bowl stainless steel sink and drainer. Part glazed uPVC door to rear.

FIRST FLOOR LANDING

FAMILY BATHROOM

1.88m x 1.67m (6' 2" x 5' 6")

Three piece suite comprising of moulded bath with Redring electric shower over and shower screen. Pedestal style sink. WC. Single panel radiator. Part tiled wall. Window.



BEDROOM ONE

3.27m x 3.40m (10' 9" x 11' 2")

Rear aspect double bedroom . Bespoke built in wardrobes and headboard. Built in storage closet. Hotpress. Single panel radiator.

BEDROOM TWO

2.79m x 4.16m (9' 2" x 13' 8")

Front aspect double double bedroom. Cornicing. Single panel radiator. Access to roofspace.

BEDROOM THREE

2.90m x 3.05m (9' 6" x 10' 0")

Front aspect double bedroom. Cornicing. Single panel radiator. Built in closet.

REAR GARDEN

Fully enclosed low maintenance garden with paving and attractive stone bordered by plants and shrubs. Pedestrian gate to side. Oil tank. Block built shed. Boiler.

FRONT

Enclosed low maintenance garden to front.



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