



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

122 Tandragee Road
Portadown
BT62 3BL

Bedroom	3
Reception	1
Bathroom	1



Well kept three bedroom detached bedroom bungalow with garage in highly convenient location

Offers in Region of: £199,950

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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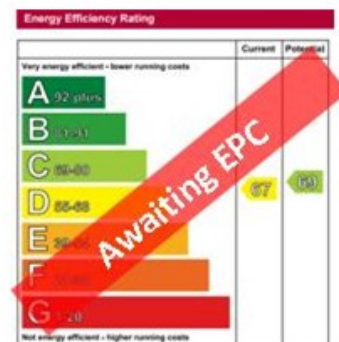
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We can't wait to show you around Number 122 Tandragee Road as we just know this beautifully presented bungalow is going to impress! Bungalows are hard to find, and this one is bang up to date with beautiful modern fitted kitchen, spacious lounge with multi fuel stove and dining room with sliding patio door leading to garden. There are three well proportioned bedrooms, and a fully tiled family bathroom to complete this home. It is equally as pleasing on the outside with low maintenance rear garden comprising of paved patio area and artificial grass. A detached garage is a welcome addition, and it has a separate utility room. Parking is first class with a great sized driveway spanning the full width of the holding. An added bonus is separate yard with outhouse which sits to the rear, and is accessed via its own entrance. The location is also ideal within walking distance of schools, shops and Portadown town centre. This sale is chain free for your convenience.



- Three bedroom detached bungalow
- Modern kitchen cabinets with range of appliances
- Dual aspect reception room with multi fuel stove
- Fully tiled family bathroom
- Detached garage
- Large yard to rear with outbuildings
- Generous parking to front
- Double glazed windows
- Oil fired central heating
- Convenient location close to local shops, schools and Portadown town centre



ENTRANCE HALL

Wood entrance door with glazed panel and glazed panel to side. Access to storage closet, hot press and attic. Wood effect laminate flooring. Double panel radiator.

LIVING ROOM

3.32m x 3.64m (10' 11" x 11' 11")

Front aspect reception room. Feature fireplace with wood burning stove on granite hearth with stone clad chamber and wood mantle above. Double panel radiator. Coving to ceiling. Wood effect laminate flooring. Open plan to dining room.

DINING ROOM

3.32m x 3.45m (10' 11" x 11' 4")

Rear aspect reception room with UPVC framed sliding patio door to rear. Wood effect laminate flooring. Coving to ceiling Double panel radiator.

KITCHEN

3.38m x 3.01m (11' 1" x 9' 11")

Excellent range of high and low level kitchen cabinets with under unit lighting. Range of appliances include electric oven, four ring electric hob with stainless steel extractor canopy above and integrated dishwasher. Stainless steel sink and drainage unit. Wood effect tiled flooring and fully tiled walls. Recessed lighting. Double panel radiator. Wood door with glazed panels giving access to rear garden.

BEDROOM ONE

3.49m x 3.72m (11' 5" x 12' 2")

Front aspect double bedroom. Double door built-in wardrobe. Double panel radiator.

BEDROOM TWO

2.72m x 3.72m (8' 11" x 12' 2")

Front aspect double bedroom. Single panel radiator.



BEDROOM THREE

2.76m x 2.70m (9' 1" x 8' 10")

Rear aspect bedroom. Single panel radiator.

BATHROOM

2.10m x 1.66m (6' 11" x 5' 5")

Fully tiled bathroom. Shower quadrant with electric shower, back to wall dual flush WC and wash hand basin with pedestal. Single panel radiator. Extractor fan.

OUTSIDE

Front

Pillared entrance with decorative stone parking area providing off street parking to front and side. Range of mature planting and trees.

Garage

Main garage area 2.76m x 3.66m

Roller garage door. Pedestrian door to utility room at rear. Lighting.

Utility Room 2.76m x 2.33m

Low level units with space for washing machine and tumble dryer. Stainless steel sink and drainage unit. Tiled flooring. UPVC door with glazed panel giving access to rear garden.

Rear

Low maintenance rear garden with gated access to driveway at side. Brick paved pathway. Garden laid in decorative stone and artificial grass. Oil tank and burner.

Yard to rear

By separate access to side of property. Generous yard with outbuildings.



We endeavour to make our sales details accurate and reliable, however they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers. Site plans on brochures are not drawn to scale, however we are happy to provide scale drawings from our office. Artists' impressions are for illustrative purposes only. All details including materials, finishes etc.