JOYCE CLARKE

TAKING YOU HOME

FOR SALE

48 Killycomain Road
Portadown
BT63 5JH

Bedroom	3
Reception	2
Bathroom	2



Spacious three bedroom detached family home with double garage on prime corner position

Offers in the Region of: £199,950

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

JOYCE CLARKE

TAKING YOU HOME

48 Killycomain Road, Portadown enjoys a prime corner site situated in this popular location. It hugely benefits from it's close proximity to shops and schools as well as being in easy reach of Portadown town centre, Craigavon Area Hospital and the M1 motorway. This three-bedroom family home offers spacious accommodation throughout. The ground floor includes two reception rooms, a modern kitchen and the ground floor WC. Upstairs there are three spacious bedrooms and a four piece family bathroom. Outside, there is a tarmac driveway offering excellent off-street parking, a fully enclosed rear in patio and a large double garage with power and light. 48 Killycomain Road is the ideal property for first time buyers and home movers alike. Contact the sales team to arrange your viewing.





- Spacious three bedroom detached family home
- Generously proportioned bedrooms
- Modern kitchen with a range of high and low level units, integrated oven and hob and space for appliances
- Two reception rooms
- Downstairs WC
- Four piece family bathroom
- Gas fired central heating
- Large double garage, rear garden in patio and fully enclosed
- Local Amenities Close By, Including Shops, Schools, the Hospital and the M1 Motorway




ENTRANCE/FRONT LOUNGE

3.50m x 3.05m (11' 6" x 10' 0")

PVC front door, vinyl wood effect flooring, double panel radiator



HALLWAY

2.53m x 1.91m (8' 4" x 6' 3")

Vinyl wood effect flooring, under stairs storage, single panel radiator

GROUND FLOOR WC

1.47m x 0.79m (4' 10" x 2' 7")

vinyl flooring, Washhand basin. WC



LIVING/DINER

7.68m x 3.16m (25' 2" x 10' 4")

vinyl wood effect flooring. Two double panel radiators. Ceiling cornice, spacious room.

KITCHEN

3.53m x 3.29m (11' 7" x 10' 10")

pvc back door to rear, vinyl wood effect flooring, range of units, electric oven and hob integrated,. Space for fridge freezer, dishwasher. W.all mounted radiator, gas boiler, small storage space



FIRST FLOOR LANDING

Carpeted, storage, large stained glass window for natural light, access to roof space. Single panel radiator.

MASTER BEDROOM

3.64m x 3.35m (11' 11" x 11' 0")

Vinyl wood effect flooring. Single panel radiator., spacious double, Two windows natural light





BEDROOM TWO

4.24m x 3.64m (13' 11" x 11' 11")

Carpeted. Single panel radiator. Built in siderobes. Two windows for natural light.



BEDROOM THREE

3.57m x 1.73m (11' 9" x 5' 8")

Single bedroom. Single panel radiator. Wood effect vinyl flooring.

FAMILY BATHROOM

2.53m x 2.49m (8' 4" x 8' 2")

Four piece suite comprising of shower cubicle, corner bath. Pedestal style sink. WC. Vinyl flooring. Heated towel rail. Extractor

OUTSIDE

REAR GARDEN

Fully enclosed. Patio. Fenced



GARAGE (LARGE)

6.56m x 2.75m (21' 6" x 9' 0")

Roller door. Plumbed for washing machine. Space for tumble dryer. Electric.

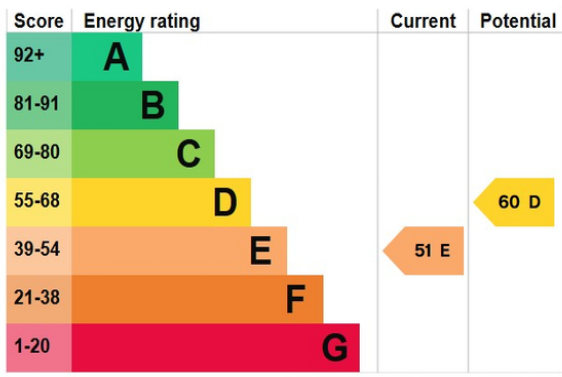
GARAGE (SMALL)

5.03m x 2.51m (16' 6" x 8' 3")

Roller door. Electric







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. ArtistÃ¢â‚¬â„¢s impressions are for illustrative purposes only. All details including materials, finishes etc.