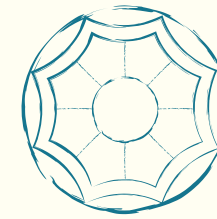


Ardress Manor

Portadown
BT62 1UF



Features & Specification

Situated within the picturesque rich apple orchards of County Armagh, this development at Ardress Manor offers a range of beautiful homes that offer the latest in modern living and luxury.

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With each property benefitting from spacious interiors, finished to an impeccable turn-key standard, homeowners will find themselves with little to do on moving day except enjoying the stress-free experience of settling into their new home.

Thanks to striking exteriors, luxury Alwood kitchens and tiles by Armatile, the homes strike the perfect balance between a stylish finish, all the while ensuring practicality and ease of living.

Ardress Manor truly has something for everyone.

Internal Features

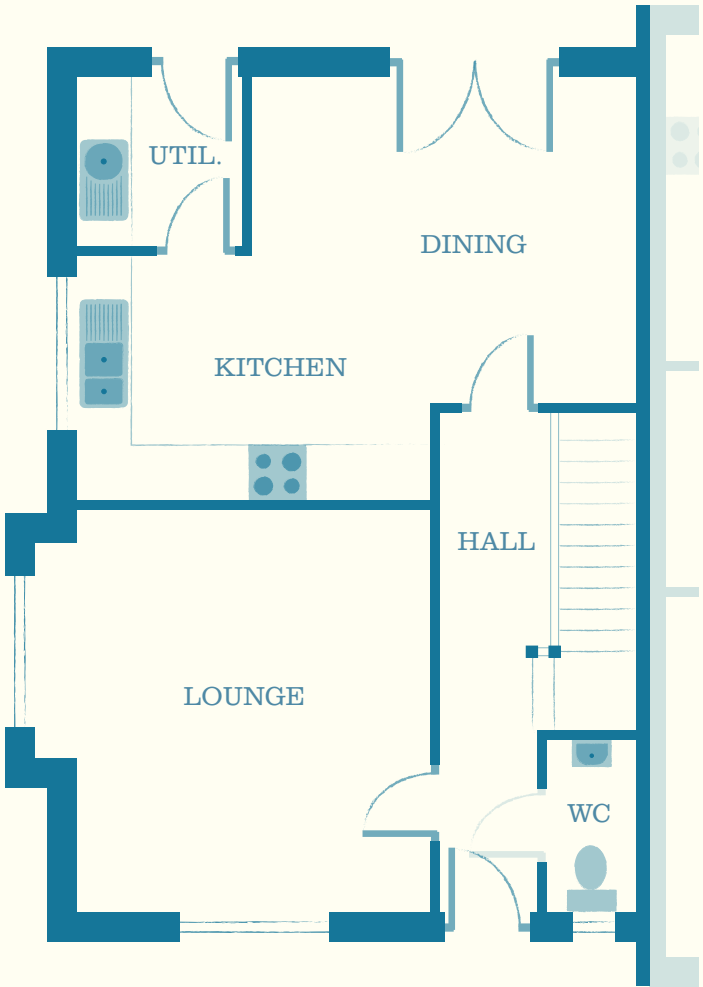
- Choice of luxury kitchen units, door handles and work tops by Alwood
- Electric oven and ceramic hob.
- Integrated fridge freezer and dishwasher.
- Tiling by Armatile in hallway, kitchen/dining, WC, utility room, bathroom and en-suite
- Deep pile carpet on stairs, landing and bedrooms.
- Wood effect laminate flooring in lounge.
- Interior paint finishes to all internal walls, ceilings and woodwork.
- Fitted bathroom and en-suites in contemporary white.
- Mains pressurised water system including showers.
- Multi zoned oil fired central heating system.
- Electric fire to lounge.

Electrical Features

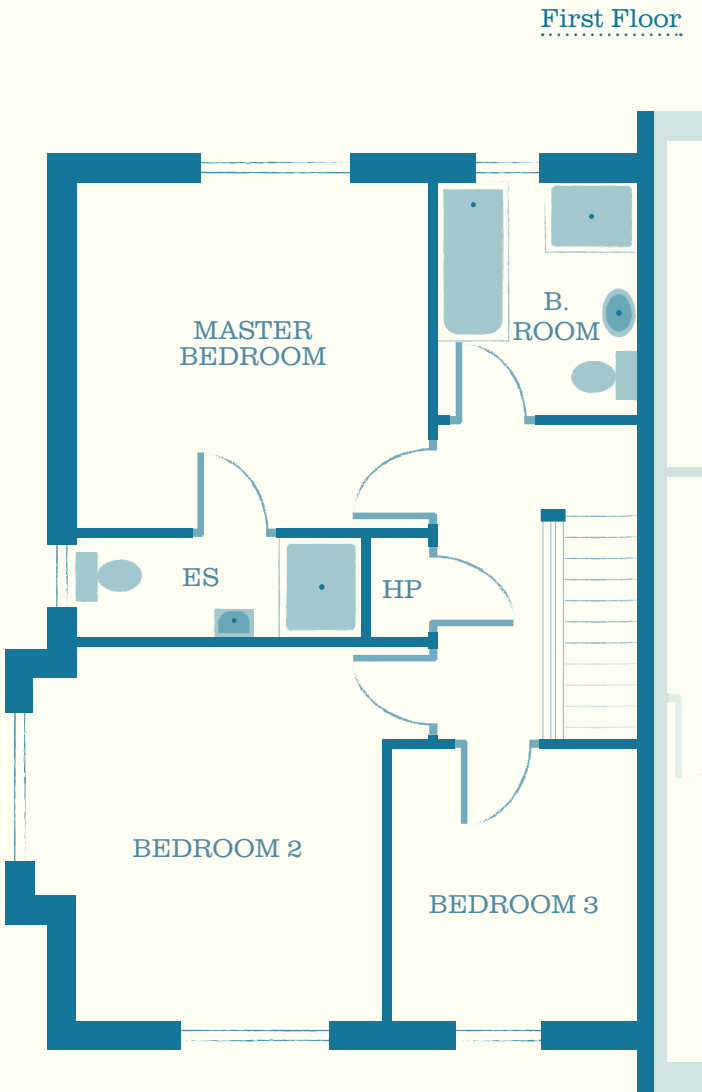
- Energy efficient LED down lighting in kitchen/dining and bathrooms.
- Comprehensive range of electrical and television points.
- Fitted smoke and carbon monoxide detectors.

External Features

- 10 year structural guarantee.
- Tarmac driveways.
- Low maintenance external dash finish.
- Natural slate effect roof.
- Black seamless aluminium guttering.
- Garden lawns finished in instant roll out turf.
- Boundary fencing to side and rear of gardens.



Ground Floor



First Floor

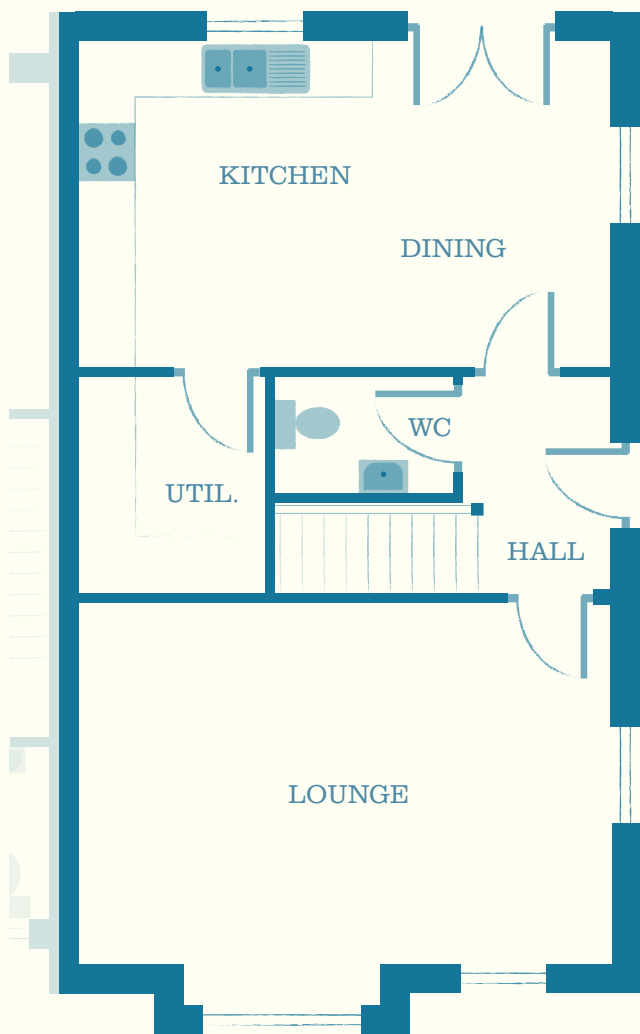
Kitchen/Dining	12'12" x 19'8"	3.95m x 6.0m
Lounge	14'1" x 13'9"	4.3m x 4.2m
Utility	5'11" x 5'3"	1.8m x 1.6m
W/C	6'1" x 3'1"	1.85m x 0.95m

Master Bedroom	12'2" x 12'4"	3.7m x 3.75m
En Suite	3'5" x 10'0"	1.05m x 3.05m
Bedroom 2	13'1" x 12'2"	4.0m x 3.7m
Bedroom 3	9'6" x 8'6"	2.9m x 2.6m
Bathroom	8'2" x 6'11"	2.5m x 2.1m

Katy

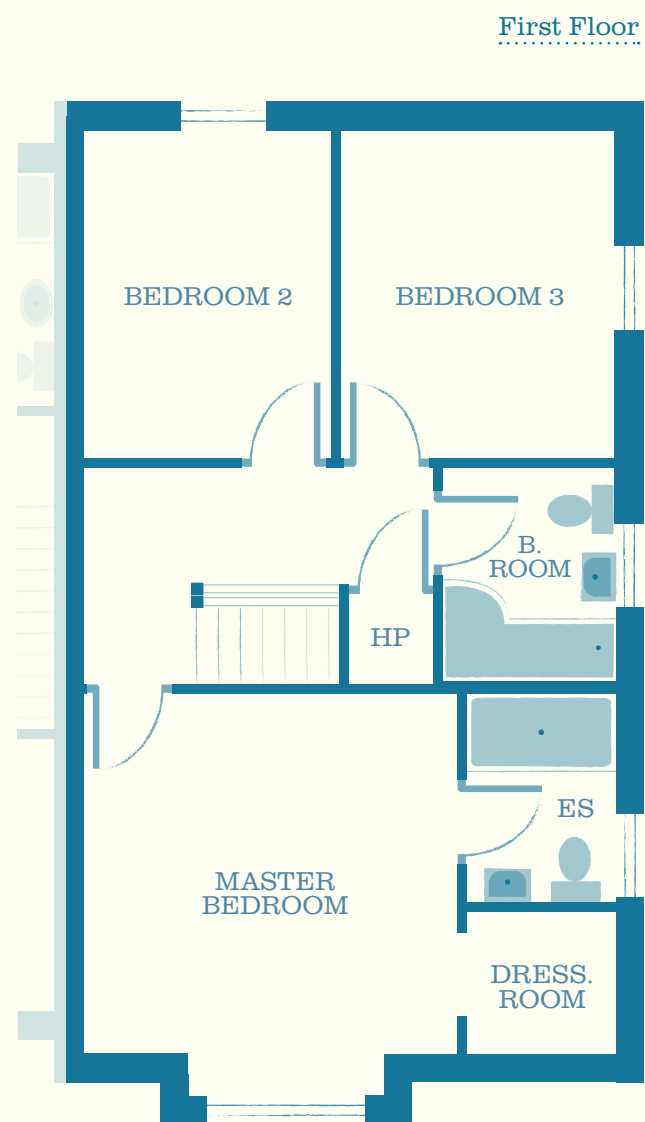
3 Bedroom Semi-Detached
1,177 sq. feet / 109.5m²





Ground Floor

Kitchen/Dining	11'6" x 18'8"	3.5m x 5.7m
Lounge	14'1" x 18'8"	4.3m x 5.7m
Utility	7'7" x 6'7"	2.3m x 2.0m
W/C	3'11" x 6'3"	1.2m x 1.9m



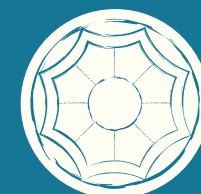
First Floor

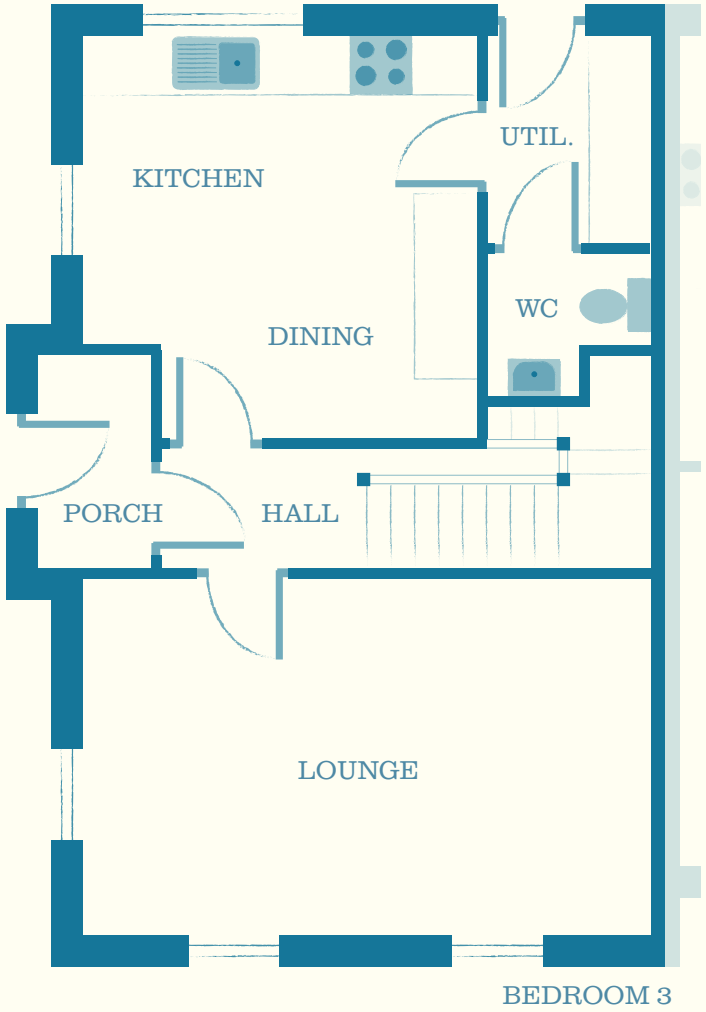
Master Bedroom	14'1" x 13'1"	4.3m x 4.0m
Dressing Room	4'11" x 5'3"	1.5m x 1.6m
En Suite	7'3" x 5'3"	2.2m x 1.6m
Bedroom 2	11'6" x 8'8"	3.5m x 2.65m
Bedroom 3	11'6" x 9'8"	3.5m x 2.95m
Bathroom	7'5" x 6'1"	2.25m x 1.85m



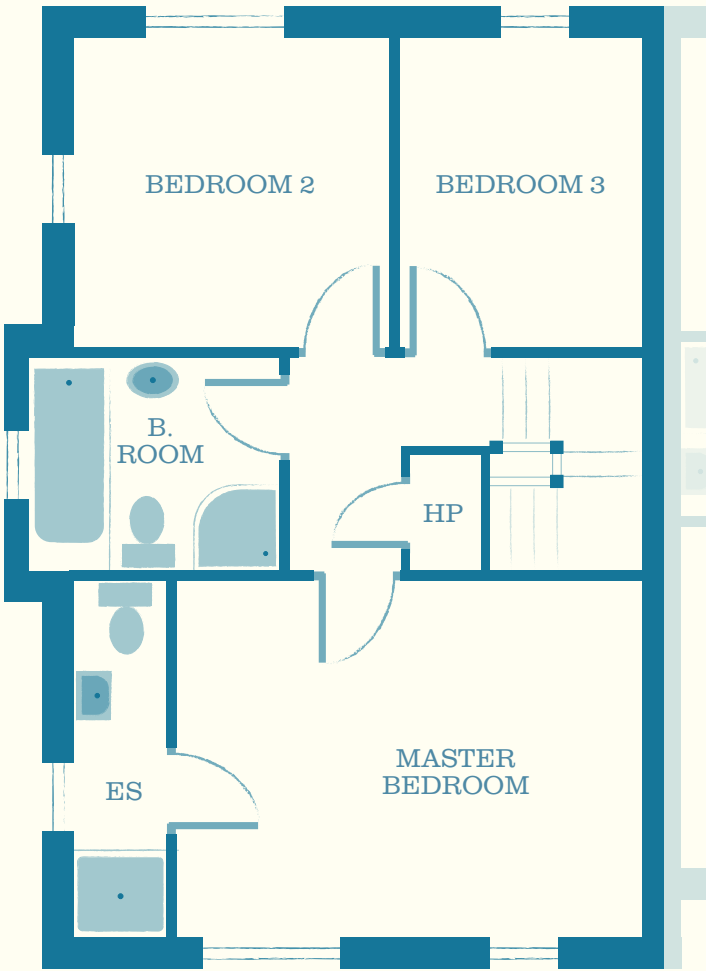
Keegan

3 Bedroom Semi-Detached
1,230 sq. feet / 114m²





Ground Floor



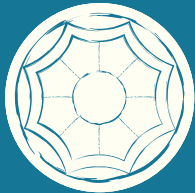
First Floor

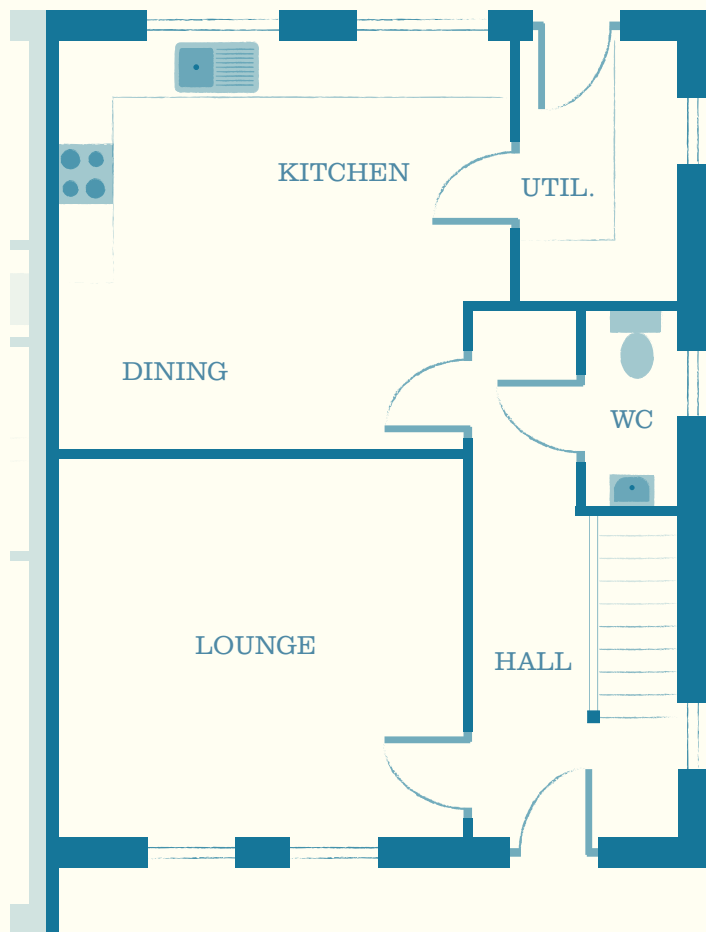
Kitchen/Dining	12'12" x 12'8"	3.95m x 3.85m
Lounge	11'6" x 18'3"	3.5m x 5.55m
Utility	6'5" x 5'3"	1.95m x 1.6m
W/C	4'7" x 5'3"	1.4m x 1.6m

Master Bedroom	11'10" x 13'0"	3.6m x 3.97m
En Suite	11'10" x 5'3"	3.6m x 1.6m
Bedroom 2	10'0" x 10'2"	3.05m x 3.1m
Bedroom 3	10'0" x 7'9"	3.05m x 2.35m
Bathroom	6'11" x 8'0"	2.1m x 2.45m

Pippin

3 Bedroom Semi-Detached
1,077 sq. feet / 100 m²





Ground Floor



First Floor

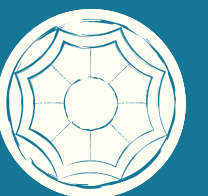
Kitchen/Dining	13'11" x 15'1"	4.25m x 4.6m
Lounge	12'10" x 13'5"	3.9m x 4.1m
Utility	8'8" x 5'3"	2.65m x 1.6m
W/C	6'7" x 3'7"	2.0m x 1.1m

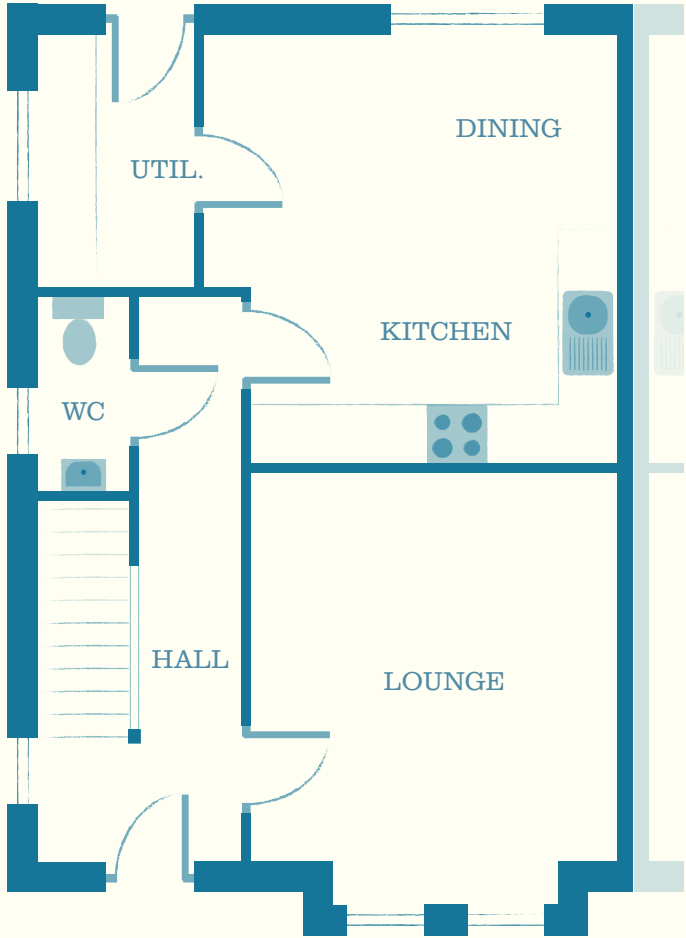
Master Bedroom	10'12" x 11'4"	3.35m x 3.45m
En Suite	5'7" x 6'1"	1.7m x 1.85m
Bedroom 2	9'6" x 11'4"	2.9m x 3.45m
Bedroom 3	9'6" x 9'0"	2.9m x 2.75m
Bathroom	5'9" x 9'6"	1.75m x 2.9m



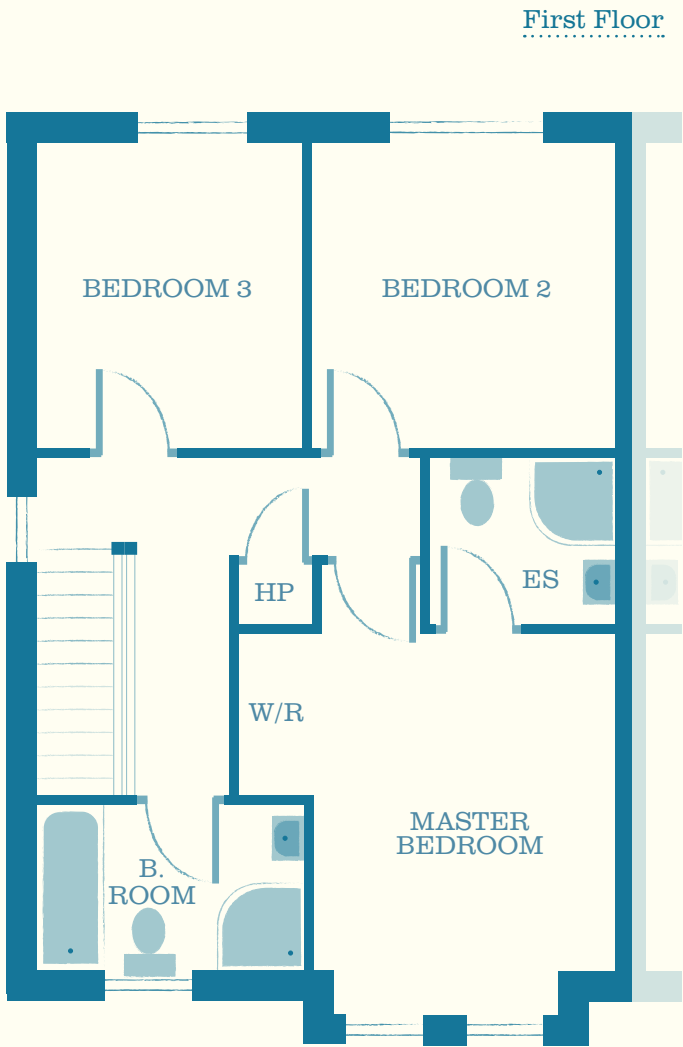
Bardsey

3 Bedroom Semi-Detached
1,111 sq. feet / 103 m²





Ground Floor



First Floor

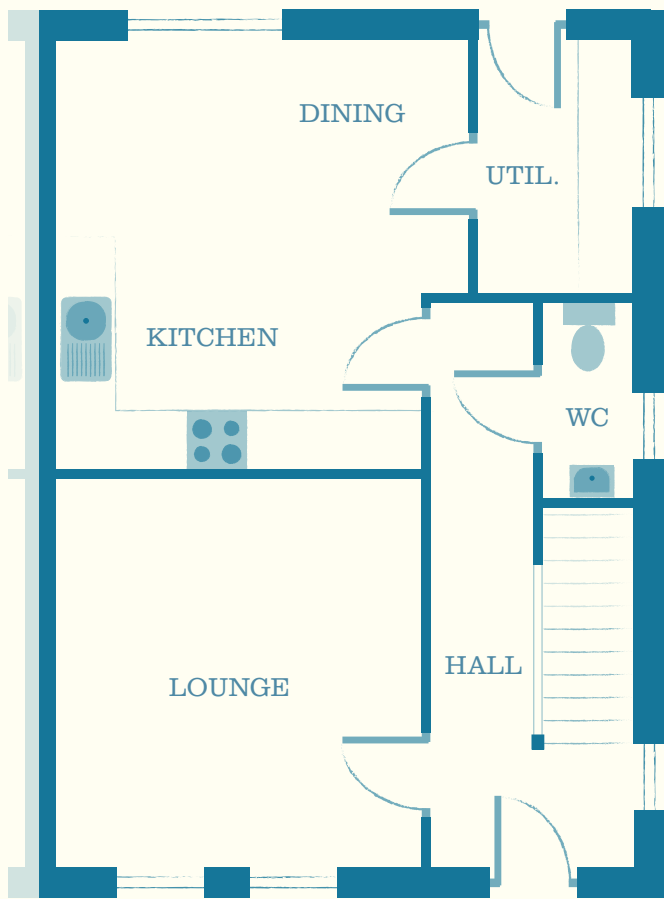
Kitchen/Dining	14'5" x 13'9"	4.4m x 4.2m
Lounge	14'11" x 12'4"	4.55m x 3.75m
Utility	9'2" x 5'3"	2.8m x 1.6m
W/C	6'7" x 3'1"	2.0m x 0.95m

Master Bedroom	12'10" x 10'2"	3.9m x 3.1m
En Suite	5'7" x 6'3"	1.7m x 1.9m
Bedroom 2	10'2" x 10'2"	3.1m x 3.1m
Bedroom 3	10'2" x 8'10"	3.1m x 2.7m
Bathroom	5'7" x 9'4"	1.7m x 2.85m

Bramley

3 Bedroom Semi-Detached
1,116 sq. feet / 104 m²

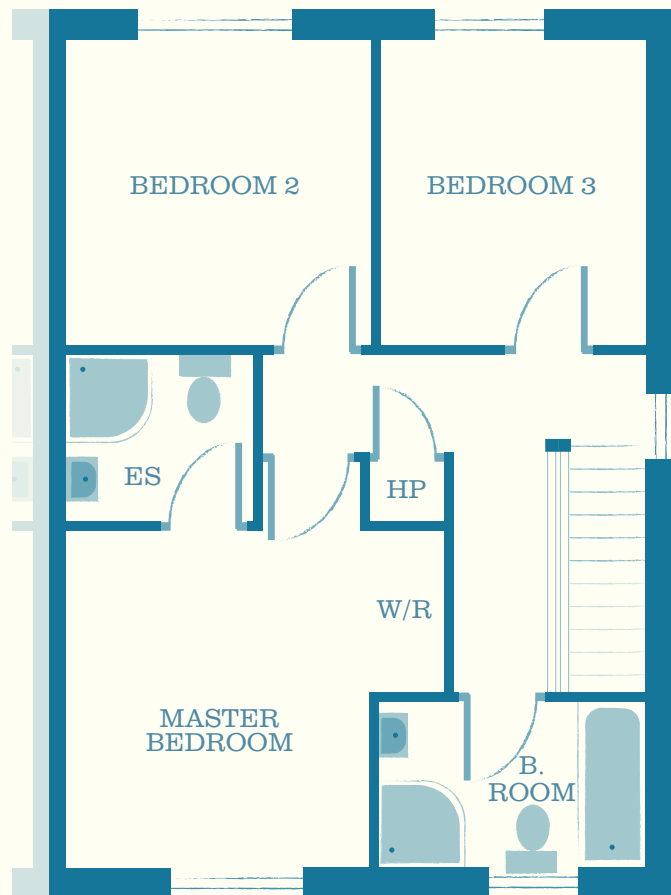




Ground Floor

Kitchen/Dining	14'5" x 13'9"	4.4m x 4.2m
Lounge	13'1" x 12'4"	4.0m x 3.75m
Utility	9'2" x 5'3"	2.8m x 1.6m
W/C	6'7" x 3'1"	2.0m x 0.95m

First Floor

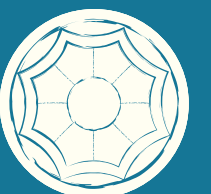


Master Bedroom	11'4" x 10'2"	3.45m x 3.1m
En Suite	5'7" x 6'3"	1.7m x 1.9m
Bedroom 2	10'2" x 10'2"	3.1m x 3.1m
Bedroom 3	10'2" x 8'10"	3.1m x 2.7m
Bathroom	5'7" x 9'4"	1.7m x 2.85m



Crofton

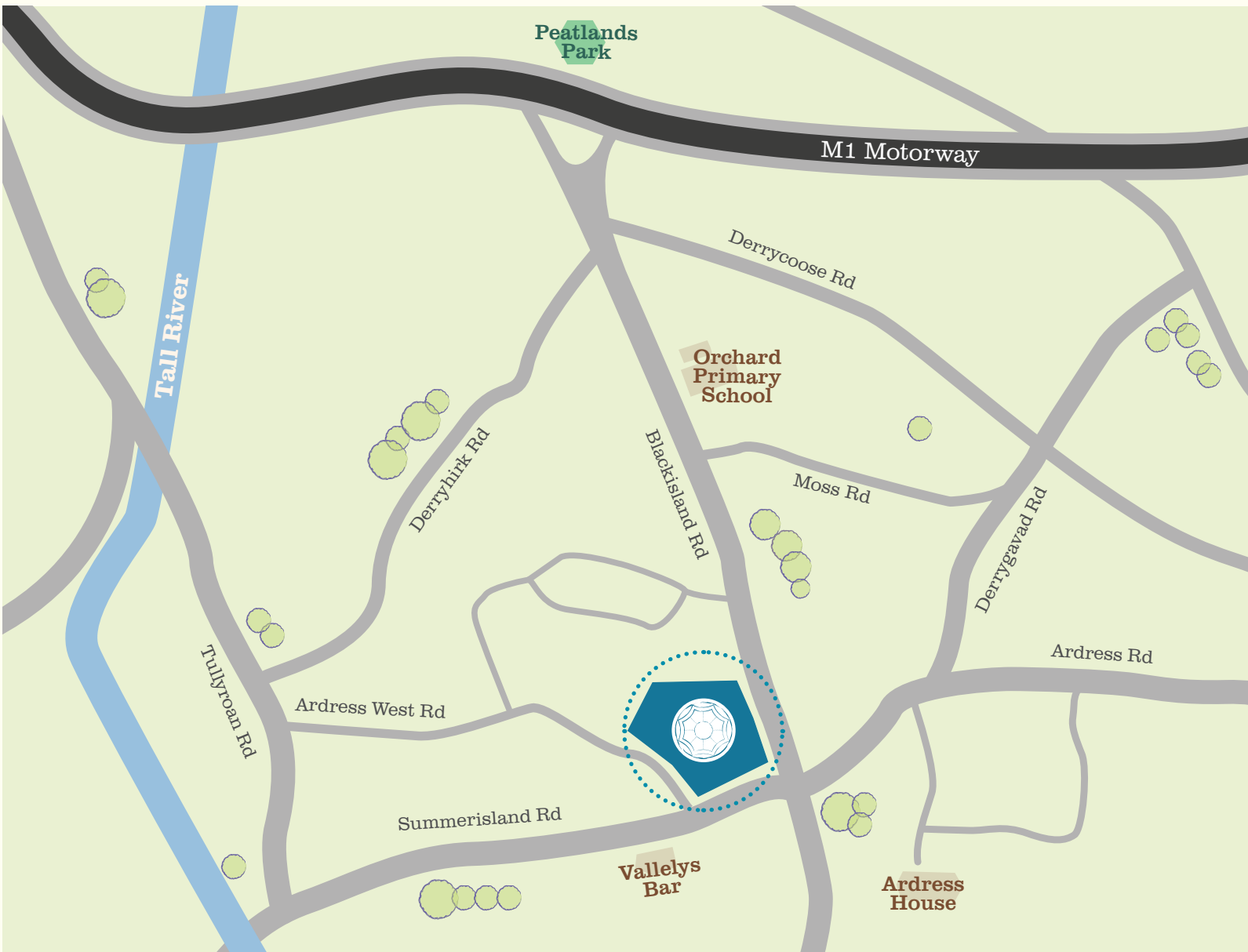
3 Bedroom Semi-Detached
1,088 sq. feet / 101 m²



Site Map



Situation



DIRECTIONS

From Junction 13 on the M1 motorway take the B131 Blackisland Road for 3 miles. Ardress Manor is on the right after the Derrygavad Road and before the Summerisland Road and Ardress Road crossroads.

MILEAGE TO

M1 Motorway	3 Miles
Dungannon	10 Miles
Portadown	7 Miles
Armagh	8 Miles

Historic National Trust Estates of Ardress House and The Argory are only a short distance away, with a wealth of activities on offer in the surrounding areas of Dungannon, Armagh and Portadown. Adventurers, young and old, can delight in the abundant walks available at the popular nature reserve, Peatlands Park.

The nearby Linen Green retail village in Moygashel offers a wide variety of shops and dining options. Meanwhile a day can be easily spent exploring the beautiful yet rustic village of The Moy with its quaint antique shops and traditional pubs.





Ardress Manor is situated within the picturesque rich apple orchards of County Armagh, this development offers a range of beautiful homes that offer the latest in modern living and luxury.



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The vendor does not make or give, and neither the Selling Agent, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and photographs are for illustration only and may be subject to variation. Plans are not to scale and all dimensions shown are approximate.