



Superbly Presented 'Nearly New' Two Bedroom Bungalow
 Built & Finished To A High Specification
 Combining Large Windows & High Ceilings
 To Give A Wonderful Feeling Of Space & Light



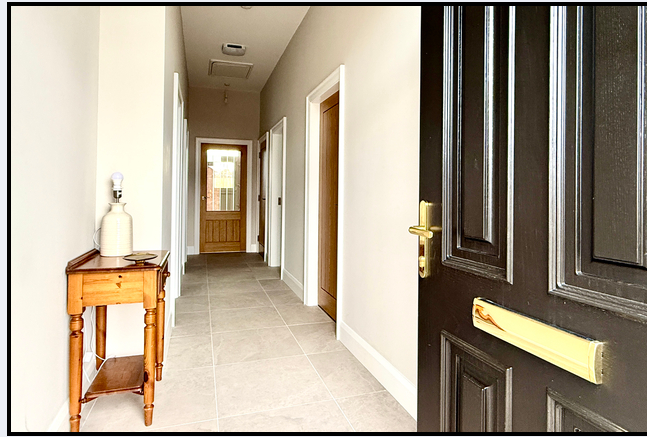
31 Bracken Villas, Portadown, Co Armagh BT63 5AZ

- Entrance hall
- Living room with log effect fire
- Shaker style kitchen with built-in appliances
- Dining area
- Utility room
- Two bedrooms
- Shower room with contemporary white suite
- Pvc double glazed windows
- Gas fired underfloor heating
- Enclosed rear garden with patio
- EPC: 81 B

PRICE GUIDE £195,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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Beautiful Two-Bedroom Bungalow in Desirable Bracken Villas

Located off Lisnisky Lane in the sought-after Bracken Villas development, this charming two-bedroom bungalow offers a perfect blend of classical design and modern convenience.

Number 31 features elegant Georgian-style windows at the front, allowing plenty of natural light into both bedrooms. The spacious entrance hall and high ceilings create an airy, open feel throughout the property. At the rear, the well-appointed kitchen and living area overlook the private back garden, which benefits from a large brick-paved patio and will soon be sown with grass seed.

Positioned at the end of a cul-de-sac, this home enjoys a peaceful setting while remaining close to a range of local amenities, including Craigavon Area Hospital and the M1 motorway. Ideal for those looking to downsize or first-time buyers seeking a quality bungalow, this property is sure to attract strong interest.

Early viewing is highly recommended to avoid disappointment.

Entrance Hall

22' 4" x 5' 7" (6.81m x 1.70m) Composite front door, tiled floor

Kitchen

26' 5" x 11' 6" (8.05m x 3.51m) Shaker style kitchen with high & low level units, built-in oven, microwave, hob, extractor fan, fridge, freezer, dishwasher, 1½ bowl stainless steel sink, partially tiled walls, tiled floor, dining area open plan to living room, with log effect electric fire, stable style back door

Utility Room

10' 6" x 6' 0" (3.20m x 1.83m) High & low level shaker style units, stainless steel sink, plumbed for washing machine, partially tiled walls, tiled floor

Bedroom 1

11' 2" x 11' 1" (3.40m x 3.38m)

Bedroom 2

11' 2" x 10' 6" (3.40m x 3.20m)

Shower Room

11' 0" x 8' 0" (3.35m x 2.44m) Modern white suite comprising large walk-in shower, wash hand basin with vanity drawer, w.c., partially tiled walls, tiled floor

Outside

Lawn at front with brick paved path and pebbled shrub bed.

Tarmac driveway.

Enclosed rear garden will soon be sown with grass seed, brick paved path & patio,

