



**Detached Three / Four Bedroom Bungalow
On A Mature Corner Site
In Need Of Some Modernisation
Located In A Popular Area, Convenient To Many Amenities**



41 Killycomain Park, Portadown, Co Armagh BT63 5JL

- Entrance hall
- Lounge with natural stone fireplace
- Family room / Bedroom 4
- Three bedrooms
- Bathroom with beige coloured suite
- Pvc double glazed windows
- Gas fired heating
- Floored roof space (light storage only)
- Garage
- Mature gardens

PRICE GUIDE £165,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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Entrance Hall

10' 0" x 5' 5" (3.05m x 1.65m) Pvc front door

Lounge

15' 0" x 11' 10" (4.57m x 3.61m) Natural stone tiled fireplace

Family Room / Bedroom 4

11' 5" x 10' 5" (3.48m x 3.17m) Feature hole in the wall fireplace with wood mantle

Kitchen

15' 3" x 11' 0" (4.65m x 3.35m) Oak kitchen with high and low level units, built in oven, hob, extractor fan, stainless steel sink, plumbed for washing machine, partially tiled walls, dining area, larder

Bedroom 1

10' 5" x 10' 5" (3.17m x 3.17m) Built in units comprising wardrobes and high level cupboards, built in wardrobe

Bedroom 2

10' 5" x 9' 8" (3.17m x 2.95m) Built in wardrobe

Bedroom 3

9' 8" x 9' 8" (2.95m x 2.95m)

Bathroom

9' 7" x 5' 4" (2.92m x 1.63m) Beige coloured suite comprising panelled bath with shower, wash hand basin, w.c., fully tiled walls, hotpress

Roof Space

Floored and carpeted. Divided into three rooms, suitable for light storage only.

Outside

Wall at front, gardens laid in lawn with shrubs

Tarmac driveway at side

Garage

19' 6" x 10' 0" (5.94m x 3.05m) Roller door. Store at rear

