



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

222 Kernan Hill Manor

Portadown

BT63 5WU

Bedroom	3
Reception	1
Bathroom	2



Super three bedroom property with garage and fantastic garden to the rear in one of Portadown's most sought after developments

Offers in Region of: £157,500

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed

Open during lunchtime

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222 Kernan Hill Manor will tick all the boxes for you, offering a spacious three bedroom family home complete with garage and a super sized garden to the rear. This well presented property offers lounge with beautiful cast iron open fire completed with a beam mantle over. The open plan kitchen dining has an abundance of storage units complimented by an array of integrated appliances. A utility room and separate WC completes the ground floor accommodation. Upstairs there are three well proportioned bedrooms, and a family bathroom with separate shower and bath. There is plenty of room outside for relaxing in the generous fully enclosed garden laid in lawn. A detached garage sits to one side, with a tarmac driveway providing ample parking. Early viewing comes highly recommended!



- Attractive three bedroom property with garage in a sought after area
- Open plan kitchen dining with a range of integrated appliances
- Three well appointed bedrooms
- Utility & downstairs WC
- Family bathroom with separate bath and shower
- Detached garage and spacious driveway
- Great sized private garden to the rear
- Super location within easy reach of schools, Rushmere Shopping Centre and Craigavon Lakes
- Spacious living room with cast iron open fire



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38	67	69
G	1-20		
Not energy efficient - higher running costs			

Awaiting EPC

ENTRANCE HALL

UPVC entrance door with glazed panel. Single panel radiator. Tiled flooring. Staircase leading to first floor.

GROUND FLOOR WC

0.93m x 2.46m (3' 1" x 8' 1")

Dual flush WC and wash hand basin with pedestal. Tiled flooring and splashback. Window providing natural light. Single panel radiator.

LIVING ROOM

4.06m x 4.7m (13' 4" x 15' 5") (MAX)

Feature fireplace with cast iron open fire, granite surround and hearth with wood beam mantle above. Dual panel radiator. TV point for wall mounted TV. TV point. Solid wood flooring.

KITCHEN DINER

2.79m x 3.99m (9' 2" x 13' 1")

Excellent range of high and low level kitchen cabinets with under unit lighting. Range of appliances include four ring electric hob with stainless steel extractor canopy above, electric oven, integrated fridge freezer and dishwasher. Stainless steel one and half bowl sink and drainage unit. Tiled flooring and splashback. Double panel radiator. Recessed lighting

UTILITY ROOM

2.18m x 2.08m (7' 2" x 6' 10")

Range of low level units. Stainless steel sink and drainage unit. Space for washing machine and tumble dryer. Tiled flooring and splashback. UPVC door with glazed panel giving access to rear garden. Extractor fan. Recessed lighting.

FIRST FLOOR LANDING

Access to attic and hotpress.



MASTER BEDROOM

2.98m x 4.67m (9' 9" x 15' 4") (MAX)

Rear aspect double bedroom. TV point. Single panel radiator.

BEDROOM TWO

2.97m x 4.03m (9' 9" x 13' 3")

Front aspect double bedroom. TV point. Single panel radiator.

BEDROOM THREE

2.47m x 2.97m (8' 1" x 9' 9")

Front aspect bedroom. Single panel radiator.

FAMILY BATHROOM

2.02m x 2.7m (6' 8" x 8' 10")

Four piece bathroom suite comprising of panel bath with centre taps, dual flush WC, wash hand basin with pedestal and separate tiled shower enclosure with electric shower. Tiled flooring and half tiled walls. Heated towel rail. Extractor fan. Recessed lighting

OUTSIDE

FRONT GARDEN

Front garden laid in lawn with paved pathway leading to front door. Tarmac driveway to side of property.

GARAGE

2.98m x 5.97m (9' 9" x 19' 7")

Up and over garage door. UPVC framed window and solid wood pedestrian door to side. Power points and lighting.

REAR GARDEN

Fully enclosed rear garden with gated access to driveway. Majority of garden laid in lawn. Oil tank and brick built boiler house with oil burner. Outside lighting and tap.

