



**Recently Refurbished Extended Three Bedroom Bungalow
Brand New Kitchen And Bathroom
On A Prime Corner Site
Convenient To Hospital And Many Local Amenities**

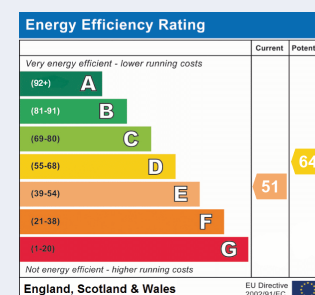


19 Kernan Grove, Portadown, Co Armagh BT63 5RX

- Entrance hall
- Lounge with feature fireplace and stove
- Dining area
- Recently fitted shaker style kitchen
- Utility room
- Shower room
- Three bedrooms
- Recently fitted bathroom
- PVC double glazed windows
- Oil fired heating system
- Attached garage
- Mature gardens

PRICE GUIDE £195,000

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Front porch
2 pillars & glazed roof

Entrance hall
6' 10" x 5' 4" (2.08m x 1.63m) PVC front door, laminate floor, feature wall with glass bricks

Lounge
17' 7" x 16' 10" (5.36m x 5.13m) Inglenook style fireplace with reclaimed brick sides, large reclaimed beam mantle, natural stone hearth, 'Mourne' stove, laminate floor, glazed French doors and side screen overlooking rear patio and garden

Dining area
8' 9" x 7' 2" (2.67m x 2.18m) Laminate floor, arch to kitchen

Kitchen
13' 9" x 9' 0" (4.19m x 2.74m) Recently fitted grey coloured shaker style kitchen with high & low level units, built-in oven, hob, extractor fan, open plan to family area

Utility room
8' 6" x 7' 5" (2.59m x 2.26m) Work surface, plumbed for washing machine, PVC double glazed back door

Shower room
8' 5" x 4' 9" (2.57m x 1.45m) Large walk-in shower with electric shower, wash hand basin, w.c., fully tiled walls, tiled floor

Rear hall
12' 10" x 3' 0" (3.91m x 0.91m) Laminate floor, Hot press

Bedroom 1
12' 10" x 8' 5" (3.91m x 2.57m) Laminate floor, built-in wardrobe with mirror robes

Bedroom 2
12' 9" x 8' 10" (3.89m x 2.69m) Laminate floor, built-in wardrobe

Bedroom 3
10' 5" x 8' 5" (3.17m x 2.57m) Laminate floor

Bathroom
8' 2" x 5' 6" (2.49m x 1.68m) New bathroom suite comprising shower bath with electric shower, wash hand basin, w.c., partially tiled walls

Outside
Front garden laid with pink pebbles and planted with shrubs
Tarmac driveway, gates at side to enclosed tarmac yard with pebbled area
Spacious rear garden laid in law with patio area, mature shrubs & trees

Garage
17' 8" x 9' 0" (5.38m x 2.74m) Roller door

