



**Newly Constructed 4 Bedroom Detached Villa
With A High Specification Turnkey Finish
Located In A Popular Semi Rural Development
Just Outside Portadown**

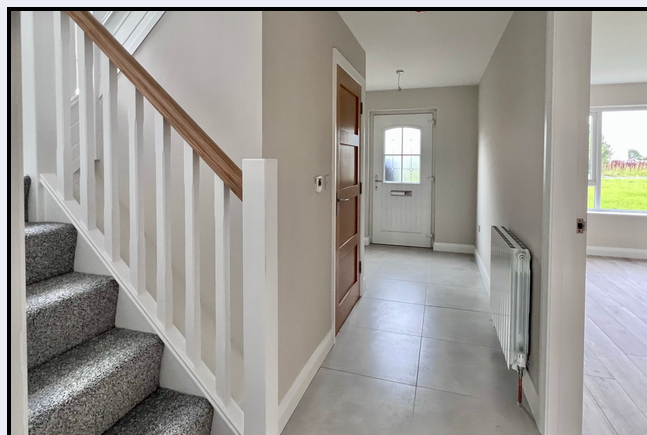


24 Ballynacor Meadows, Portadown, Co Armagh BT63 5UU

- Entrance hall with downstairs w.c.
- Spacious lounge with laminate floor
- Stylish grey shaker style kitchen with built-in appliances
- Dining area with patio doors
- Utility room
- 4 Good sized bedrooms
- Family bathroom with bath and large shower cubicle
- Central heating from Air Source Heat Pump
- Tarmac driveway
- Front and rear gardens laid in lawn

PRICE GUIDE £225,000

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Entrance hall

16' 7" x 6' 4" (5.05m x 1.93m) Coloured composite front door, tiled floor, walk-in cloaks/storage cupboard with hotpress (6'2" x 5'7")

Downstairs W.C.

6' 2" x 3' 3" (1.88m x 0.99m) Modern white suite comprising w.c. and corner vanity unit with wash hand basin, tiled floor

Lounge

18' 1" x 12' 8" (5.51m x 3.86m) Feature flame effect electric fire, laminate floor

Kitchen/dining/living area

23' 0" x 10' 5" (7.01m x 3.17m) Grey shaker style kitchen comprising high and low level units with 1½ bowl stainless steel sink, integrated dishwasher, integrated fridge freezer, built-in eye-level double oven, ceramic hob, extractor hood, partially tiled walls, tiled floor, open plan to dining/living area with patio doors to rear

Utility room

8' 3" x 5' 11" (2.51m x 1.80m) Fitted units to match kitchen with stainless steel sink, plumbed for washing machine, space for tumble dryer, tiled floor, ½ glazed PVC door to rear

Landing

8' 5" x 6' 3" (2.57m x 1.91m)

Bedroom 1

12' 9" x 10' 3" (3.89m x 3.12m)

Bedroom 2

12' 4" x 10' 5" (3.76m x 3.17m)

Bedroom 3

10' 5" x 10' 4" (3.17m x 3.15m)

Bedroom 4

10' 0" x 9' 11" (3.05m x 3.02m)

Bathroom

8' 6" x 7' 6" (2.59m x 2.29m) Modern white suite comprising panelled bath, large corner shower cubicle with thermostatic shower, vanity unit with wash hand basin and mirror above, partially tiled walls, tiled floor

Outside

Driveway

Front and rear gardens laid in lawn

Paved patio at rear

PVC fascia boards and soffits with seamless guttering

PVC double glazed windows

Outside water tap

