

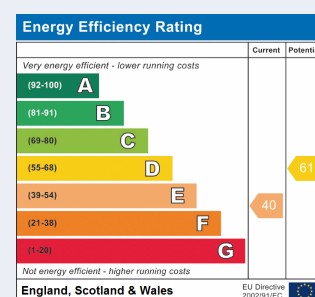


Beautifully Presented Bright And Spacious Detached House
Ideally Located Close To Local Schools, Craigavon Area Hospital
And M1 Motorway Access



46 Killycomain Road, Portadown, Co Armagh BT63 5JH

- Entrance hall with tiled floor
- Lounge with fireplace
- Family room with fireplace
- Solid maple kitchen with appliances
- Dining area off kitchen
- 3 Bedrooms (master with ensuite and walk-in wardrobe)
- Bathroom with bath and separate shower
- Oil fired central heating
- PVC double glazed windows
- Detached garage
- Pebbled driveway and parking area
- Enclosed rear garden and patio



PRICE GUIDE £225,000

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An excellent detached home well situated in a popular residential area conveniently located within walking distance of leading schools, Craigavon Area Hospital and local amenities. Access to the M1 motorway is also just minutes away.

Offering well proportioned and tasteful presentation this modern family home has undergone an extension by the present owners and is finished to a high standard throughout and is sure to be of interest to a range of discerning purchasers in particular families, those working from home or seeking a convenient work/school commute.

Internal inspection is highly recommended for a full appraisal.

Entrance hall

10' 1" x 5' 10" (3.07m x 1.78m) PVC front door with glazed side panels, corniced ceiling, dado rail, tiled floor, under-stairs cloaks/storage cupboard,

Lounge

22' 8" x 10' 11" (6.91m x 3.33m) Feature limestone fireplace with black granite inset and hearth, corniced ceiling, laminate floor

Family room

11' 0" x 10' 10" (3.35m x 3.30m) Painted fireplace with cast iron inset and tiled hearth, corniced ceiling, laminate floor

Kitchen/Dining

16' 8" x 16' 3" (5.08m x 4.95m) (L-shaped, at widest) Solid maple kitchen comprising high and low level units with 1½ bowl stainless steel sink, plumbed for dishwasher, 'Rangemaster' range style gas/electric cooker, feature canopy with extractor fan, integrated fridge freezer, partially tiled walls, tiled floor, open plan dining area with tiled floor, ½ glazed door to rear porch

Rear porch

8' 1" x 5' 3" (2.46m x 1.60m)

Landing

13' 10" x 9' 4" (4.22m x 2.84m) Corniced ceiling, shelved hotpress

Bathroom

10' 1" x 7' 7" (3.07m x 2.31m) White suite comprising free-standing bath, corner shower cubicle with thermostatic mixer shower, wash hand basin, w.c., partially tiled walls tiled floor, chrome heated towel rail

Bedroom 1

13' 10" x 11' 0" (4.22m x 3.35m) Corniced ceiling

Walk-in wardrobe

7' 9" x 4' 8" (2.36m x 1.42m) Fitted wardrobes

Ensuite

7' 7" x 6' 0" (2.31m x 1.83m) White suite comprising corner shower cubicle with thermostatic mixer shower, wash hand basin, w.c., fully tiled walls, tiled floor, chrome heated towel rail

Bedroom 2

10' 11" x 10' 11" (3.33m x 3.33m) Fitted sliding mirrored wardrobes, laminate floor

Bedroom 3

10' 2" x 7' 8" (3.10m x 2.34m) Fitted wardrobes, laminate floor

Outside

Pebbled driveway and parking area to front
Enclosed side and rear garden laid in lawn with private paved patio area

Garage

20' 0" x 9' 0" (6.10m x 2.74m) Up and over door

