



**Detached 3 Bedroom Bungalow In A Rural Area  
Convenient To Portadown, Armagh & Markethill  
Concrete Yard With Large Shed At Side  
Roof Space Ready For Conversion (Subject To Building Control Etc)**



**237 Marlacoo Road, Tandragee, Co Armagh BT62 2HN**

- Entrance hall
- Lounge with multi fuel stove
- Sun room
- Solid oak kitchen
- Dining area
- Utility room
- Three bedrooms (two with en-suites)
- Bathroom with white suite
- PVC double glazed windows
- Oil fired heating
- Sewage treatment plant (recently installed)
- Concrete yard and shed
- Tarmac driveway





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#### Entrance Hall

21' 10" x 7' 9" (6.65m x 2.36m) PVC front door with glazed side panels, laminate floor

#### Lounge

15' 7" x 12' 8" (4.75m x 3.86m) Brick inglenook fireplace with tiled hearth and multi-fuel stove, laminate floor

#### Sun room

12' 8" x 11' 9" (3.86m x 3.58m) Laminate floor

#### Kitchen

15' 8" x 12' 8" (4.78m x 3.86m) Solid oak kitchen comprising high and low level units with 1½ bowl stainless steel sink, plumbed for dishwasher, built-in oven & hob, stainless steel extractor hood, space for fridge, dining area

#### Utility Room

10' 0" x 5' 10" (3.05m x 1.78m) Plumbed for washing machine, ½ glazed PVC door to rear

#### Corridor To Bedrooms

59' 0" x 3' 10" (17.98m x 1.17m) Cloaks/storage cupboard, shelved hot press

#### Bathroom

12' 8" x 7' 9" (3.86m x 2.36m) White suite comprising panelled bath, wash hand basin & w.c., tiled floor

#### Bedroom 1

17' 1" x 12' 8" (5.21m x 3.86m) Laminate floor

#### En-suite 1

12' 8" x 5' 2" (3.86m x 1.57m) White suite comprising wash hand basin & w.c., plumbed for shower

#### Bedroom 2

12' 8" x 10' 9" (3.86m x 3.28m) Laminate floor

#### En-suite 2

9' 2" x 6' 1" (2.79m x 1.85m) Jack & Jill en-suite between bedroom 2 & 3. White suite comprising wash hand basin & w.c., plumbed for shower

#### Bedroom 3

12' 8" x 10' 8" (3.86m x 3.25m) Laminate floor

#### Shed

24' 3" x 14' 9" (7.39m x 4.50m) Sliding doors

#### Outside

Tarmac driveway

Rear garden laid in lawn

Enclosed concreted yard



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