



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

PRICE GUIDE £275,000

These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points



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)

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



THE PROPERTY SPOT®

83 Armagh Road, Portadown BT62 3DN T: 028 3833 9700

www.thepropertyspot.co.uk