



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

118 Kernan Hill Manor

Portadown

BT63 5WW

Bedroom	3
Reception	1
Bathroom	3



Attractive detached family home with garage set upon a generous site within a sought after development

Offers in the region of : £199,950

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed
Open during lunchtime

Viewing strictly by appointment only

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Kernan Hill Manor is one of the most sought after addresses in the Portadown area, and is ideally located within easy reach of schools, shops and road networks. Number 118 is a superb detached family home set upon a generous site, and comes with the added bonus of a detached garage. Internally there are three well proportioned bedrooms, master en-suite, spacious living room with feature fireplace, open plan kitchen dining with integrated appliances, downstairs WC and family bathroom. This property is chain free, making the sales process as simple as can be! Early viewing comes highly recommended.



- Attractive detached family home with garage set upon a generous plot
- Three well proportioned bedrooms (master en suite)
- Spacious living room with feature fireplace
- Open plan kitchen dining with integrated appliances
- Family bathroom with shower over bath
- Downstairs WC
- Detached garage plumbed for utility
- Chain Free
- Highly convenient location within easy reach of schools, shops and road networks



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

ENTRANCE HALL

UPVC entrance door, Under-stair storage cupboard, Double panel radiator, Tile flooring, Recessed lighting,

LIVING ROOM

4.37m x 4.05m (14' 4" x 13' 3")

Wood style laminate flooring. Marble fire place with black marble hearth. Large double panel radiator. Recessed lighting,. Telephone point



DOWNSTAIRS TOILET

1.03m x 2.95m (3' 5" x 9' 8") MAX

Tiled flooring, wash basin with pedestal, mixed dual temperature tap, single panel radiator, dual flush WC

KITCHEN DINING

5.42m x 2.96m (17' 9" x 9' 9")

Range of high and low level kitchen cabinets, integrated fridge and freezer, electric 4 ring hob, dual oven, stainless steel sink and drainer, space for dishwasher. Tiled flooring. Part glazed uPVC door to garden.



FIRST FLOOR

MASTER BEDROOM

3.5m x 4.07m (11' 6" x 13' 4")

Double panel radiator, electric outlets on wall, two tv points on wall, dual aspect windows, carpet floor



ENSUITE

1.65m x 2.99m (5' 5" x 9' 10") MAX
Wood style vinyl flooring, wash basin with pedestal, mixed temperature tap, tiled splashback, dual flush WC, electric shower with upvc panels, heat towel rail

BEDROOM TWO

2.98m x 2.98m (9' 9" x 9' 9") MAX
Double panel radiator, carpet floor, electric outlets and tv point on walls, dual aspect windows

BEDROOM THREE

2.62m x 2.99m (8' 7" x 9' 10")
Double panel radiator, carpet floor, electric outlets and tv point on walls, dual aspect windows

FAMILY BATHROOM

2.14m x 3m (7' 0" x 9' 10") MAX
Modern white suite comprising of dual flush WC, pedestal wash hand basin with tiled splash back and 'Mira' electric power shower over panel bath with tiled surround to ceiling with decorative border. Tiled flooring. Extractor fan. Chrome towel radiator. Hot-press.

OUTSIDE

BACK GARDEN

Fully enclosed paved patio area, grass area beside patio, oil tank in enclosure

GARAGE

2.98m x 5.97m (9' 9" x 19' 7")
Up and over door. Pedestrian door. Plumbed for washing machine. Two double power sockets.

