

# **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: £194,950

**Opening Times** 

Open during lunchtime

Viewing strictly by appointment only

028 3833 1111

www.joyceclarke.team sales@joyceclarke.team 2 West Street, Portadown, BT62 3PD

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



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 ensuite, 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.

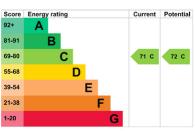






- Attractive detached family home with garage set upon a generous plot
- Three well proportioned bedrooms (master en suite)
- Spacious living room with feature fireplace
- Open plan kitchen dining with integrated appliances
- Family bathroom with shower over bath
- Downstairs WC
- Detached garage plumbed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





#### **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.











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