



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

21 Ballybay Meadows

Portadown

BT62 4DY

Bedroom	3
Reception	1
Bathroom	2



Attractive red brick semi detached home in a highly convenient location within walking distance to schools, shops and town centre

Offers in the region of: £129,950

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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2 West Street, Portadown, BT62 3PD



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TAKING YOU HOME

21 Ballybay Meadows is the perfect home for first time buyers, located within a highly regarded development just off the Loughgall Road, Portadown. Schools, shops and the town centre are all just a few minutes walk away making this a popular location. This attractive red brick semi detached home offers three well proportioned bedrooms, spacious living room with bay window and open fire, open plan kitchen dining with integrated appliances, family bathroom and utility room and downstairs WC. To the rear is a fully enclosed garden laid in lawn with feature decked area. Parking is via a tarmac driveway to the side. This home is chain free. Early viewing is highly recommended.



- Attractive red brick semi detached home in a highly convenient location
- Living room with bay window and open fire
- Open plan kitchen dining with breakfast bar
- Utility room & downstairs WC
- Three well proportioned bedrooms
- Family bathroom with shower over bath
- Fully enclosed rear garden with decking area
- Tarmac driveway to side providing ample parking
- Walking distance into town centre, shops & schools
- Chain free



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	65 D
39-54	E		
21-38	F		
1-20	G		

HALLWAY

UPVC entrance door. Tiled flooring. Storage closet under stairs. Single panel radiator.

LIVING ROOM

3.78m x 4.68m (12' 5" x 15' 4") (Exc bay window)

Bay window. Feature fireplace with granite. Tiled hearth. Bay window. TV point. Wood effect laminate flooring. Double panel radiator.

KITCHEN DINER

4.17m x 3.18m (13' 8" x 10' 5")

Excellent range of high and low level kitchen cabinets. Range of appliances include electric oven, four ring hob with stainless steel extractor canopy above. Stainless steel sink and drainage unit. Space for fridge freezer. Breakfast bar area. Double panel radiator. Tiled flooring.

UTILITY ROOM

1.69m x 2.26m (5' 7" x 7' 5")

UPVC door with glazed panel to rear. Low level storage units. Stainless steel sink and drainage unit. Space for washing machine and tumble dryer. Single panel radiator. Extractor fan.

GROUND FLOOR WC

1.69m x 0.78m (5' 7" x 2' 7")

Dual flush WC and wash hand basin with pedestal. Tiled flooring and splashback. Extractor fan.

FIRST FLOOR LANDING

Access to hot press and attic.



MASTER BEDROOM

3.19m x 4.06m (10' 6" x 13' 4") (Excl'd bay window)
Front aspect double bedroom. Wood effect laminate flooring. Double panel radiator

BEDROOM TWO

3.78m x 3.77m (12' 5" x 12' 4")
Rear aspect double bedroom. Wood effect laminate flooring. Single panel radiator.

BEDROOM THREE

2.88m x 2.58m (9' 5" x 8' 6")
Rear aspect bedroom. Wood effect laminate flooring. Single panel radiator.

FAMILY BATHROOM

3.66m x 1.97m (12' 0" x 6' 6")
Panel bath with electric shower and shower screen above. Dual flush WC and wash hand basin with pedestal. Tiled walls to bath area and splashback to wash hand basin. Tile effect vinyl flooring. Single panel radiator. Extractor fan

OUTSIDE

FRONT GARDEN

Front garden laid in lawn with tarmac driveway to side.

REAR GARDEN

Fully enclosed rear garden with gated access to driveway. Majority of garden laid in lawn. Decked area. Oil tank and burner.

