



**Superbly Designed And Presented Two Bedroom Bungalow
Ideal For Retired Persons Or First Time Buyers
Convenient To Many Local Amenities**



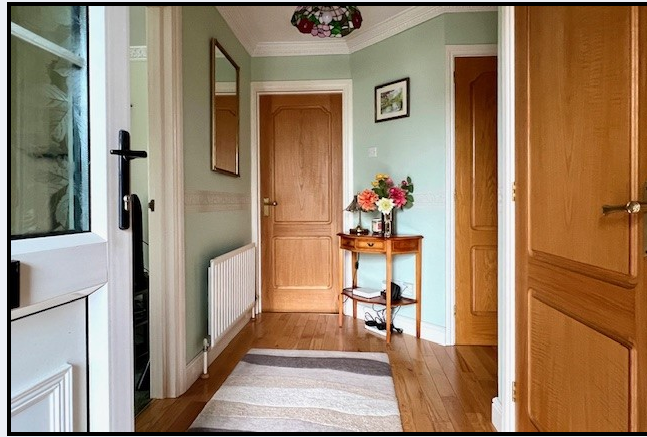
2a Clanbrassil Drive, Portadown, Co Armagh BT63 5EH

- Entrance hall with walk-in cloakroom
- Lounge with marble fireplace
- Solid oak kitchen with built-in appliances
- Dining area
- Utility room
- Sun room with patio doors
- Two bedrooms (master with en-suite)
- Bathroom with ivory coloured suite
- Pvc double glazed windows
- Oil fired heating
- Tarmac drive & parking area
- Front garden in lawn with shrub beds

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

PRICE GUIDE £220,000

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Entrance Hall

10' 10" x 5' 0" (3.30m x 1.52m) PVC front door, solid oak floor

Cloaks Cupboard

8' 0" x 2' 7" (2.44m x 0.79m) Solid oak floor, walk in hot press

Lounge

16' 3" x 13' 8" (4.95m x 4.17m) Marble fireplace, real flame gas fire, ceiling corniced

Kitchen

19' 4" x 11' 0" (5.89m x 3.35m) Solid oak kitchen with high and low level units, solid composite worktop, display cabinets, built in oven, hob, extractor fan, fridge, freezer, dishwasher, 1½ bowl sink, partially tiled walls, tiled floor, dining area, door to sun room

Utility Room

9' 0" x 4' 8" (2.74m x 1.42m) High & low level units, stainless steel sink, plumbed for washing machine, stainless steel sink, partially tiled walls, tiled floor

Sun Room

18' 0" x 9' 9" (5.49m x 2.97m) Ornamental fireplace, wood panelled ceiling, tiled floor, patio doors

Bedroom 1

13' 8" x 13' 0" (4.17m x 3.96m) Built in unit comprising wardrobes, drawers and high level units, built in wardrobe

En-suite

9' 7" x 4' 0" (2.92m x 1.22m) Large walk-in shower, wash hand basin with vanity unit, w.c., panelled walls, tiled floor

Bedroom 2

11' 6" x 10' 0" (3.51m x 3.05m)

Bathroom

8' 0" x 7' 8" (2.44m x 2.34m) Ivory coloured suite comprising panelled bath with shower, wash hand shower, wash hand basin, w.c., fully tiled walls, tiled floor

Outside

Wall at front with railings on top, gates leading to tarmac drive and parking area

Front garden laid in lawn with shrub beds, brick paved patio area

Enclosed rear garden with paved area at rear and lawn at side

Garden shed

