



**Modern Three Bedroom Semi Detached Chalet Bungalow
(Two Bedrooms Downstairs, Master With En-suite Upstairs)
In Immaculate Decorative Order
Ideal For Retired Persons Or First Time Buyers**



19 Timakeel Grange, Portadown, Co Armagh BT62 1WG

- Entrance hall
- Lounge with sandstone fireplace
- Cream coloured kitchen with built-in appliances
- Two bedrooms downstairs
- Bathroom downstairs
- Master bedroom with en-suite (upstairs)
- PVC double glazed windows
- Oil fired heating
- Low maintenance outside

PRICE GUIDE £145,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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Entrance hall

19' 0" x 3' 2" (5.79m x 0.97m) PVC front door, laminate floor, Hot press

Lounge

12' 5" x 10' 4" (3.78m x 3.15m) Sandstone fireplace with granite inset, laminate floor

Kitchen

11' 4" x 10' 8" (3.45m x 3.25m) Cream coloured shaker style kitchen with high & low level units, built-in oven, hob, extractor fan, fridge & freezer, stainless steel sink, plumbed for washing machine, partially tiled walls, larder

Bedroom 2

8' 10" x 7' 6" (2.69m x 2.29m) Laminate floor

Bedroom 3

11' 0" x 8' 0" (3.35m x 2.44m) Laminate floor

Bathroom

9' 9" x 7' 6" (2.97m x 2.29m) White suite comprising corner bath, wash hand basin, w.c., large walk-in shower with tiled walls

1st floor

Landing

Bedroom 1

16' 6" x 14' 0" (5.03m x 4.27m) Built-in cupboard

En-suite

7' 9" x 5' 4" (2.36m x 1.63m) White suite comprising corner shower cubicle with tiled walls, wash hand basin, w.c

Outside

Tarmac drive & parking area at front

Enclosed rear garden laid in tarmac

