



**Superb Four Bedroom Villa In A Popular Area
Spacious Open Plan Layout Downstairs
Offering Flexible Family Accommodation
Tastefully Decorated - Just Ready To Move In To**



31 Breagh Hill, Portadown, Co Armagh BT63 5QG

- Entrance hall with downstairs w.c
- Lounge with reclaimed brick fireplace
- Dining/family area open to lounge and kitchen
- Oak kitchen with built in appliances
- Utility room
- Four bedrooms (master with en-suite)
- Bathroom with white suite
- PVC double glazed windows
- Oil fired heating
- Tarmac driveway
- Rear garden with patio and lawn

PRICE GUIDE £265,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	70
(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

18' 6" x 7' 0" (5.64m x 2.13m) PVC front door, tiled floor

W.c

6' 4" x 2' 7" (1.93m x 0.79m) W.c & wash hand basin, tiled floor

Lounge

31' 0" x 13' 0" (9.45m x 3.96m) Reclaimed brick fireplace with matching chimney breast, reclaimed beam mantle, multi fuel stove, granite hearth, bay window, wood effect tiled floor, open plan dining/family area with patio doors, open plan to kitchen

Kitchen

13' 3" x 9' 8" (4.04m x 2.95m) Solid oak kitchen with high & low level units, display cabinet, peninsula unit, built-in oven, hob, extractor fan, dishwasher, fridge, freezer, 1½ bowl stainless steel sink, partially tiled walls, tiled floor

Family Room

11' 5" x 10' 6" (3.48m x 3.20m) Reclaimed brick fireplace with reclaimed beam mantle, multi fuel stove, slate hearth, laminate floor

Utility Room

10' 2" x 5' 8" (3.10m x 1.73m) Solid oak low level units, broom cupboard, stainless steel sink, plumbed for washing machine, partially tiled walls, tiled floor

Store Room

10' 7" x 4' 4" (3.23m x 1.32m)

1st Floor Landing

Hot press

Bedroom 1

18' 2" x 10' 8" (5.54m x 3.25m) Laminate floor

En-suite

10' 8" x 3' 10" (3.25m x 1.17m) White suite comprising large walk-in shower, wash hand basin, w.c., fully tiled walls, tiled floor

Bedroom 2

11' 7" x 10' 7" (3.53m x 3.23m) Laminate floor

Dressing Room

8' 8" x 6' 10" (2.64m x 2.08m) Laminate floor

Bedroom 3

12' 4" x 9' 9" (3.76m x 2.97m) Laminate floor

Bedroom 4

9' 9" x 7' 9" (2.97m x 2.36m) Laminate floor

Bathroom

8' 4" x 7' 0" (2.54m x 2.13m) White suite comprising panelled bath with hand held shower, wash hand basin with vanity unit, w.c., walk-in shower, partially tiled walls, tiled floor

Roof Space

Partially floored, accessed via a slingsby type ladder

Outside

Hedge at front, front garden laid in lawn

Tarmac drive & parking area

Decked area at rear leading to patio

Lower garden laid in lawn

Garden shed

