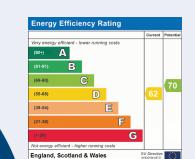






# 🚦 P R O P E R T Y 爸 S P O T<sup>°</sup>

83 Armagh Road, Portadown BT62 3DN T: 028 3833 9700 www.thepropertyspot.co.uk



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 ensuite)

### PRICE GUIDE £265,000

These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warrant, whatsoever in relation to this property. All dimensions are approximate and are taken at widest points



- Bathroom with white suite
- PVC double glazed windows
- Oil fired heating
- Tarmac driveway
- Rear garden with patio and lawn







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

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

# F P R O P E R T Y 爸 S P O T

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**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





