



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 £255,000

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 warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points

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

