



**Newly Constructed Four Bedroom House
Built & Finished To A High Specification
In A Semi Rural Area
Convenient To M1 Motorway**



27 Ballynacor Meadows, Portadown, Co Armagh BT63 5UU

- Entrance hall
- Lounge with feature electric fire
- Family room
- Grey shaker style kitchen
- Built in appliances
- Utility room and downstairs w.c
- Four bedrooms (master with dressing room)
- Bathroom with bath and corner shower
- Central heating from air source heat pump
- PVC double glazed windows
- Rear garden with privacy wall
- Tarmac drive

PRICE GUIDE £265,000

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Entrance Hall

20' 7" x 6' 5" (6.27m x 1.96m) Composite front door, tiled floor, Hot press/cloaks cupboard

Lounge

19' 3" x 12' 0" (5.87m x 3.66m) 'Ezeeglow' electric fire, laminate floor

Kitchen

19' 0" x 11' 6" (5.79m x 3.51m) Grey shaker style kitchen with high & low level units, built in oven, hob, extractor fan, dishwasher, fridge, freezer, 1½ bowl stainless steel sink, partially tiled walls, tiled floor, open plan to dining area, patio doors

Utility Room

7' 0" x 6' 0" (2.13m x 1.83m) Low level units, stainless steel sink, partially tiled walls, tiled floor, plumbed for washing machine

W.c

6' 0" x 3' 3" (1.83m x 0.99m) W.c & wash hand basin with vanity unit, tiled floor

1st floor landing

Bedroom 1

15' 9" x 10' 9" (4.80m x 3.28m) Door to dressing room

Dressing Room/Study

6' 5" x 6' 3" (1.96m x 1.91m)

Bedroom 2

12' 4" x 10' 0" (3.76m x 3.05m)

Bedroom 3

12' 2" x 9' 6" (3.71m x 2.90m)

Bedroom 4

12' 1" x 9' 5" (3.68m x 2.87m)

Bathroom

8' 9" x 8' 6" (2.67m x 2.59m) Modern white suite comprising panelled bath, wash hand basin with vanity unit, w.c., large corner shower unit, tiled floor, partially tiled walls

Outside

Lawn at front

Tarmac drive & parking area

Rear garden laid in lawn with brick paved paths and patio area

