



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

45 Moy Road
Portadown
BT62 1QN

Bedroom	4
Reception	3
Bathroom	2



Impressive detached family home with double garage and beautiful wrap around gardens

Offers in Region of: £375,000

Opening Times

Monday to Friday 9:00am - 5.30pm
Saturday 10:00am - 12.00pm
Sunday Closed
Open during lunchtime

Viewing strictly by appointment only

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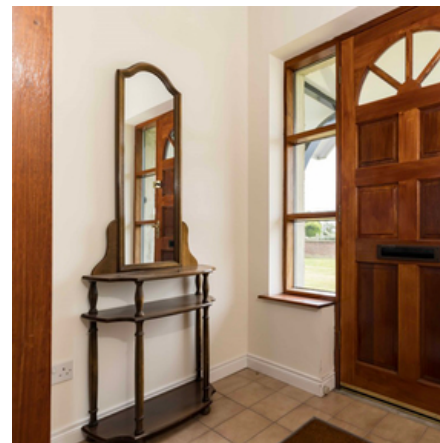
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We are delighted to bring 45 Moy Road Portadown to the sales market, and as expected we have had a high level of enquiries since the for sale board was erected. This thoughtfully designed detached family home offers flexible accommodation with four double bedrooms, and a number of reception rooms to include the most beautiful sunroom with views of the wrap around gardens. The kitchen is the heart of every home, and this property has a generous open plan kitchen dining with excellent range of storage units complimented by a number of integrated appliances. There is a separate dining room for more formal occasions. The family bathroom with four piece suite is located on the ground floor along with two double bedrooms. A uniquely designed mezzanine gallery overlooks the kitchen, and is ideal for those working from home or a recreational area for your children. The first floor includes two double bedrooms, one of which boasts an ensuite. A double garage benefits from a mezzanine for additional storage as well as a utility area and WC. The gardens are mostly laid in lawn with some mature trees and flowerbeds. The entire site extends to approximately 0.6 acres, and the location is ideal within easy reach of schools, shops, Portadown town centre, the M1 and beyond. The sale is chain free.



- Spacious detached family home set upon a large site
- Family bathroom and two bedrooms on ground floor
- Two double bedrooms to first floor (one with ensuite)
- Kitchen diner with excellent range of cabinets and appliances
- Sunroom overlooking rear garden
- Utility area
- Double garage
- Mature gardens with an abundance of plants and trees
- Chain Free



ENTRANCE PORCH

Solid wood entrance door with fan light, glazed panels to either side. Tiled flooring. Single panel radiator. Door with glazed panels giving access and natural light to entrance hall.

ENTRANCE HALL

Open entrance hall with vaulted ceiling. Solid wood flooring. Single panel radiator. Telephone point. Access to storage closet and walk in hotpress.

LIVING ROOM

7.53m x 3.89m (24' 8" x 12' 9")
Front aspect reception room. Feature fireplace with mahogany surround, marble tiled back panel and hearth. TV point

KITCHEN DINER

3.63m x 7.31m (11' 11" x 24' 0")
Dual aspect kitchen diner with vaulted ceiling over dining area. Excellent range of high and low level kitchen cabinets including display cabinets with glazed panels. Stainless steel sink and drainage unit. Eye level double oven and four ring electric hob with integrated extractor canopy above. Space for fridge freezer and microwave. Tiled flooring and splashback. TV and telephone points. Double panel radiator. Alarm panel.

DINING ROOM / RECEPTION ROOM

3.66m x 3.50m (12' 0" x 11' 6")
Rear aspect reception room with solid wood flooring. Single panel radiator.

SUNROOM

4.14m x 4.23m (13' 7" x 13' 11")
Additional reception room with views over garden and countryside. Double UPVC patio doors giving access to patio area and rear garden. Tiled flooring. Double panel radiator. Access from living room and dining room.

UTILITY ROOM

2.31m x 2.25m (7' 7" x 7' 5")
Range of low level units with solid wood worktop. Underfitted Belfast style sink. Tiled flooring. Oil fired burner. UPVC door with glazed panel giving access to rear.

CLOAKROOM

2.68m x 1.18m (8' 10" x 3' 10")
Front aspect. Single panel radiator.

FAMILY BATHROOM

3.84m x 2.32m (12' 7" x 7' 7")
Four piece bathroom suite comprising of panel bath, close coupled WC, wash hand basin with pedestal and separate tiled shower enclosure with mains fed shower. Tiled flooring and half tiled walls. Single panel radiator. Extractor fan.

BEDROOM THREE

4.98m x 3.85m (16' 4" x 12' 8")
Dual aspect double bedroom. Single panel radiator.

BEDROOM FOUR

3.34m x 3.48m (10' 11" x 11' 5")
Rear aspect double bedroom. Wash hand basin with vanity unit below and tiled splashback. Single panel radiator.

FIRST FLOOR LANDING

Open gallery landing over entrance hall. Single panel radiator. Power point



BEDRDOOM ONE

4.99m x 4.29m (16' 4" x 14' 1")
Dual aspect double bedroom with range of fitted bedroom furniture. Storage closet and additional storage in eaves. Double panel radiator. Access to attic.

ENSUITE

2.48m x 1.36m (8' 2" x 4' 6")
Tiled shower enclosure with electric shower. Wash hand basin with pedestal and close-coupled WC. Single panel radiator. Extractor fan.

OPEN LOUNGE AREA

3.77m x 3.66m (12' 4" x 12' 0")
Open gallery lounge area over kitchen diner. TV point. Single panel radiator. Storage in eaves.

BEDROOM TWO

3.66m x 4.44m (12' 0" x 14' 7")
Double bedroom with rear aspect roof window. Single panel radiator. Additional storage in eaves.

DOUBLE GARAGE

6.2m x 5.62m (20' 4" x 18' 5")
Main Garage Area
Large garage space with electric up and over garage door. Power points and lighting.

STORAGE AREA

2.38m x 2.75m (7' 10" x 9' 0")
Accessed from main garage area or utility area. Power point and lighting.

UTILITY AREA

2.38m x 2.72m (7' 10" x 8' 11")
Wood door to outside. High and low level units. Stainless steel sink and drainage unit. Space and plumbed for washing machine. Close coupled WC.

MEZZANINE STORAGE AREA

2.9m x 2.4m (9' 6" x 7' 10")
Accesses via main garage area. Floored storage area. Window providing natural light.

OUTSIDE

FRONT

Pillar and gated entrance with sweeping tarmac driveway leading to side of the property. Additional pedestrian gate. Spacious lawn areas with outside lighting. Large tarmac parking area.

REAR

Majority of garden laid in lawn with views over countryside. Paved patio area. Wooden shed/garden room built on block base. Oil tank. Outside tap. Range of outside lighting.



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