



**Superb Three Bedroom Detached Bungalow
Located In An End Of Cul de Sac Position
Attractive White Kitchen With Dining Area
Low Maintenance Gardens**



33 Lynedale Grange, Portadown, Co Armagh BT63 5XB

- Entrance hall
- Lounge with marble fireplace
- Family room with patio doors
- Attractive white kitchen
- Dining area
- Utility room
- Three bedrooms (master with en-suite)
- Bathroom with white suite
- PVC double glazed windows
- Oil fired heating
- Attached garage
- Low maintenance gardens
- Convenient to many local amenities

PRICE GUIDE £230,000

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Entrance Hall
 20' 2" x 4' 8" (6.15m x 1.42m) Composite front door, cloaks cupboard, Hot press

Lounge
 21' 3" x 11' 8" (6.48m x 3.56m) Marble fireplace with electric fire, bay window, ceiling corniced

Family Room
 11' 9" x 11' 8" (3.58m x 3.56m) Ceiling corniced, patio doors

Kitchen
 15' 3" x 13' 2" (4.65m x 4.01m) White kitchen with high & low level units, 1½ bowl stainless steel sink, display cabinet, cooker, extractor fan, dishwasher, partially tiled walls, dining area

Utility Room
 11' 8" x 6' 0" (3.56m x 1.83m) High & low level units, washing machine, stainless steel sink, partially tiled walls

Bedroom 1
 12' 9" x 11' 9" (3.89m x 3.58m) Built in units comprising wardrobes, drawers and high level cupboards, built in wardrobe

En-suite
 7' 2" x 5' 0" (2.18m x 1.52m) White suite comprising walk-in shower, wash hand basin, w.c., fully tiled walls, tiled floor

Bedroom 2
 12' 4" x 9' 10" (3.76m x 3.00m)

Bedroom 3
 12' 4" x 8' 6" (3.76m x 2.59m)

Bathroom
 7' 1" x 6' 5" (2.16m x 1.96m) White suite comprising panelled bath, wash hand basin, w.c., fully tiled walls, tiled floor

Outside
 Brick paved driveway
 Pebbled area at front
 Paved patio at rear leading to pebbled area, raised beds at side for vegetables
 Green house

Garage
 20' 0" x 10' 10" (6.10m x 3.30m) Remote controlled up & over door

