

# MARC FEGAN

BESPOKE ESTATE AGENT



59a Ballynarry Road  
Portadown, Craigavon, BT62 1TX

Asking price £125,000



Marc Fegan Bespoke Estate Agents are delighted to welcome to the market this stunning residential building site located on the Ballynarry Road at 'The Birches', Portadown.

Visually outstanding and a very unique design, this should appeal to those with a passion to build their dream house!

Spacious rooms, contemporary design and an exceptional use of light are just some of the many features this house will offer.

The layout as been carefully designed for everyday family living but equally could be used to incorporate a 'granny annex' should this be required.

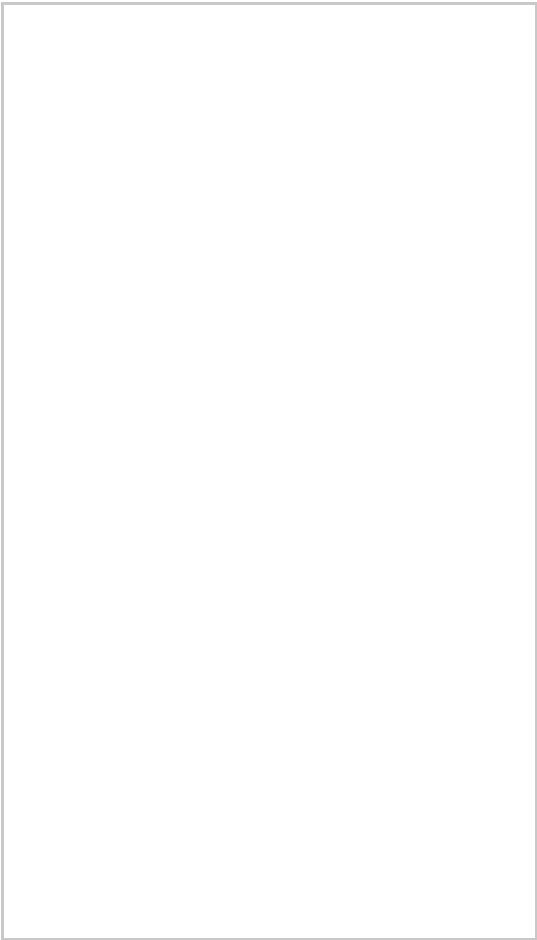
The site extends to just under 0.5 acres and is located in The Birches area which is around 6 miles from Portadown but just 0.5 miles from the M1 for easy access to Belfast & Dungannon.



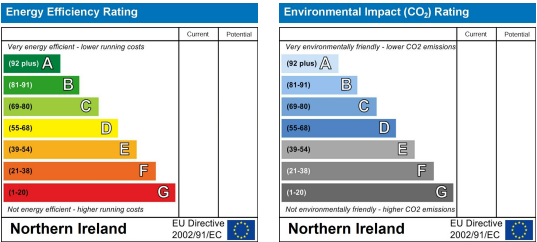
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.