



**JOYCE CLARKE**  
TAKING YOU HOME PROVINCEWIDE



## 40 Clonmain Road, Loughgall, BT61 8LD £950 Per Month



40 Clonmain Road, Loughgall is a beautifully presented cottage located in an idyllic yet highly convenient location. The Clonmain road enjoys relative peace and tranquility, yet within easy reach of the Moy, Portadown and Dungannon. The M1 link is less than 10 minutes away making travel highly convenient.

The property has benefited from a complete makeover. Fitted with new PVC windows and doors, a new kitchen with integration hob, oven, fridge/freezer, dishwasher and washing machine and a bathroom suite with electric shower over bath. Freshly painted and fitted with new flooring throughout and with the added bonus of broadband supplied by the landlord. Externally there is a fully enclosed low maintenance garden to front with a small grass area to the side. The rear of the property allows parking for several cars with access to one shed. The remaining outbuildings are to be retained for landlord use and will require periodic access by the landlord.

- Beautifully presented cottage in rural location
- Lounge with feature fireplace/electric stove
- Newly fitted bathroom suite with electric shower over bath
- OFCH
- Parking for several cars to the rear
- Three bedrooms
- Newly fitted kitchen with integrated electrical appliances
- Broadband - provided by the landlord
- PVC windows/doors
- No pets / None smokers



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