



**Semi Detached House With Fields At Rear  
Beech Effect Kitchen With Oven And Hob  
Separate Family Room Or Fourth Bedroom  
Ideal For First Time Buyers**



**34 Laurel Drive, Laurelvale, Co Armagh BT62 2PP**

- Entrance Hall
- Lounge With Sandstone Fireplace
- Beech Effect Kitchen
- Family Room / Bedroom 4
- Three bedrooms ( Master With Ensuite)
- Bathroom With White Suite
- PVC Double Glazed Windows
- Oil Fired Central Heating
- Gardens laid in lawn
- Tarmac Driveway

**PRICE GUIDE £140,000**

These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			





Semi- Detached House With Fields At Rear

Beech Effect Kitchen With Oven And Hob

Separate Family Room / Fourth Bedroom

Ideal For First Time Buyers

#### Entrance Hall

15' 2" x 7' 2" (4.62m x 2.18m)

Laminate floor, under stairs cupboard

#### Lounge

14' 9" x 13' 1" (4.50m x 3.99m)

Sandstone fireplace, laminate floor

#### Family Room

9' 10" x 9' 7" (3.00m x 2.92m)

Patio doors, laminate floor

#### Kitchen

10' 7" x 9' 8" (3.23m x 2.95m)

Beech effect shaker style kitchen with high and low level units, built-in oven, hob, extractor fan, 1/12 bowl stainless steel sink, plumbed for washing machine, partially tiled walls, tiled floor

#### First Floor Landiing

Hotpress

#### Bedroom 1

11' 6" x 10' 0" (3.51m x 3.05m)

Built-in wardrobe, laminate floor

#### Ensuite

7' 2" x 3' 0" (2.18m x 0.91m)

White suite comprising walk-in shower with tiled walls, wash-hand basin, W.C., tiled floor.

#### Bedroom 2

10' 9" x 10' 6" (3.28m x 3.20m)

Built-in wardrobes, laminate floor

#### Bedroom 3

11' 8" x 9' 8" (3.56m x 2.95m)

Built-in wardrobes, laminate floor

#### Bathroom

6' 9" x 6' 9" (2.06m x 2.06m)

White suite comprising panelled bath, wash-hand basin, W.C., partially tiled walls, tiled floor

#### Outside

Front garden laid in lawn.

Tarmac driveway.

Enclosed rear garden laid in lawn with patio area.

Views from upstairs over fields at rear



THE PROPERTY SPOT®

83 Armagh Road, Portadown BT62 3DN T: 028 3833 9700

www.thepropertyspot.co.uk