



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

218 Marlacoo Road  
Portadown  
BT62 3TD

Bedroom	4
Reception	2
Bathroom	2



Beautiful bungalow and garage set upon a generous site with panoramic views  
of the countryside

Offers in the region of : £310,000

### Opening Times

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

Viewing strictly by appointment only

**028 3833 1111**

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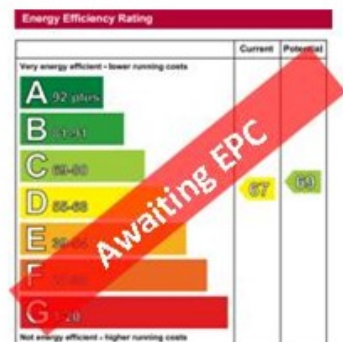
# JOYCE CLARKE

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218 Marlacoo Road is sure to attract strong interest as this beautifully presented family home will tick all the boxes for those wishing to avail of countryside living in a highly sought after location. Set in C1.1 acres you will enjoy panoramic views of the countryside from the comfort of the spacious sunroom. This home offers four well appointed bedrooms with the master benefiting from an en suite shower room. The family bathroom has a four piece suite, and is fully tiled. The kitchen is open plan to the dining area and comes with an array of integrated appliances. A detached garage is set to one side providing excellent storage. The towns of Richhill and Portadown are close by, with the City of Armagh also within easy reach - all under 10 minutes drive away. This property is chain free for your convenience.



- Beautiful detached bungalow with garage set upon a generous site
- Open plan kitchen diner with excellent range of integrated appliances
- Living room with multi fuel stove
- Spacious sunroom with double doors leading onto garden
- Four well appointed bedrooms (master en suite)
- Family bathroom and separate bath and shower
- Detached garage with power and light
- Full site extends to approximately 1.1 acres
- Chain free





**ENTRANCE HALL**

UPVC entrance door with fan light above and glazed panels to either side. Tiled flooring. Two single panel radiators. Access to double door hot press and attic with attic trusses and gable windows.

**LIVING ROOM**

3.86m x 4.86m (12' 8" x 15' 11")

Front aspect reception room. Feature fireplace with stove, granite hearth, stone lined chamber and wood mantel. TV and telephone points. Two double panel radiators. Pair of feature wall lights.

**KITCHEN**

4.78m x 3.36m (15' 8" x 11' 0")

Range of high and low level wood effect kitchen cabinets including saucepan drawers and larder style units. Range of appliances include cooker with double oven, stainless steel extractor fan and integrated fridge freezer. Stainless steel one and half bowl sink and drainage unit. Tiled flooring and splashback. Double panel radiator. TV point for wall mounted TV. Archway to dining area

**DINING ROOM**

3.87m x 3.37m (12' 8" x 11' 1")

Side aspect dining room. TV and telephone points. Double panel radiator. Double French doors giving access to sunroom.

**SUN ROOM**

3.57m x 4.16m (11' 9" x 13' 8")

Bright reception room with views over rear garden and countryside. TV point. Two double panel radiators. UPVC double patio doors giving access to rear.

**UTILITY ROOM**

2.09m x 2.37m (6' 10" x 7' 9")

Range of low level units and larder style unit. Space for washing machine. Stainless steel sink and drainage unit. Extractor fan. UPVC door with glazed panel giving access to rear garden.

**REAR WC**

2.09m x 0.86m (6' 10" x 2' 10")

Dual flush WC and wash hand basin. Tiled flooring. Single panel radiator.

**MASTER BEDROOM**

4.18m x 3.57m (13' 9" x 11' 9")

Front aspect double bedroom. TV point for wall mounted TV. Double panel radiator.





**ENSUITE**

2.46m x 1.15m (8' 1" x 3' 9")

Large shower cubicle with electric shower. Dual flush WC and wash hand basin with pedestal. Fully tiled walls. Wood effect vinyl flooring. Single panel radiator. Extractor fan. Window providing natural light.

**BEDROOM TWO**

3.58m x 3.37m (11' 9" x 11' 1")

Rear aspect double bedroom. Two TV points. Double panel radiator.

**BEDROOM THREE**

3.97m x 3.57m (13' 0" x 11' 9") (MAX)

Front aspect double bedroom. Two TV points. Double panel radiator.

**BEDROOM FOUR**

2.48m x 3.57m (8' 2" x 11' 9")

Front aspect bedroom. TV point. Double panel radiator.

**FAMILY BATHROOM**

2.04m x 3.35m (6' 8" x 11' 0")

Fully tiled bathroom with four piece suite, comprising of panel bath, dual flush WC, wash hand basin with pedestal and separate shower cubicle with mains fed shower. Extractor fan. Double panel radiator.

**DETACHED GARAGE**

4.38m x 6.15m (14' 4" x 20' 2")

Sectional garage door with UPVC pedestrian door and window to side. Oil fired burner. Lighting and range of power points. Access to attic.

**OUTSIDE**

Private and spacious grounds extending to approximately 1.1 acres. Gated and pillared entrance with sweeping gravel driveway leading to concrete area which extends to rear of property. Majority of gardens laid in lawn which wrap whole way around property. Westerly facing rear garden benefiting from afternoon and evening sun. Oil tank.



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