



Distinctive Family Home
Fronting Onto The Gilford Road
Giving Flexible Accommodation Over Several Floors
Internal Viewing Recommended



61a Gilford Road, Portadown, Co Armagh BT63 5EG

- Entrance Hall
- Lounge With Stone Fireplace
- Dining Room
- Attractive Cream Coloured Kitchen
- Family Room
- Study
- 4 Bedrooms (master with ensuite)
- Bathroom With White Suite
- Playroom
- Oil Fired Central Heating
- Double Glazed Windows
- Double Garage
- Gardens Laid In Lawn

PRICE GUIDE £250,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



****The Property Spot Presents A Unique Opportunity in Co Armagh****

The Property Spot is delighted to introduce to the market this distinctive and charming property. Alongside its neighbouring counterpart, this home stands out for its unique design and character, offering an aesthetic reminiscent of a swish chalet. Perfectly suited for flexible family living, this property spans several floors, providing ample space to accommodate various needs.

****Key Features:****

- ****Distinctive Architecture:**** Unlike other homes in the area, this property (and it's neighbour) boast a distinctive design that exudes charm and character, some people refer to it as the house with the balcony!
- ****Flexible Living Space:**** Spread over multiple floors, the layout is versatile, allowing for creative use of space to suit family needs.
- ****Character and Charm:**** While the property would benefit from some modernisation, it retains many original features seldom found in contemporary homes, adding to its unique charm.
- ****Prime Location:**** Situated on the Gilford Road, this property enjoys a prime location with easy access to a range of local amenities.

This property is a rare find, offering a blend of character and potential in a highly sought-after location. Viewing is highly recommended to truly appreciate the opportunity this home presents.

For more information or to arrange a viewing, please contact The Property Spot today!

Front Porch 5' 0" x 3' 0" (1.52m x 0.91m) Double mahogany doors, tiled floor, glazed door to entrance hall.

Entrance Hall 17' 0" x 5' 0" (5.18m x 1.52m) Solid oak floor

W.C. 6' 0" x 3' 0" (1.83m x 0.91m) . W.C. and wash-hand basin. Half tiled walls.

Cloaks cupboard, storage cupboard. Stairs to lower level.

Family Room 14' 6" x 12' 6" (4.42m x 3.81m) Multi- fuel stove, solid oak floor.

Bedroom 4 12' 8" x 12' 0" (3.86m x 3.66m) Wall length bookcase with cupboards and desk.

Kitchen 18' 5" x 10' 10" (5.61m x 3.30m)

Cream coloured shaker style kitchen with high and low level units, Built-in oven, hob, extractor fan, 1½ bowl stainless steel sink, plumbed for dishwasher, open plan to dining area.

First Floor Landing

Lounge 18' 0" x 17' 6" (5.49m x 5.33m)

Fireplace with natural stone chimney breast, vaulted wood panel ceiling, floor to ceiling picture window at front with patio door leading to balcony. Sliding door to Dining room.

Dining Room 17' 8" x 12' 5" (5.38m x 3.78m)

Picture floor to ceiling windows, vaulted wood panelled ceiling, sliding door to lounge

2nd Floor Landing

Bedroom1 13' 0" x 10' 2" (3.96m x 3.10m) Built-in wardrobe

En-suite 5' 7" x 6' 6" (1.70m x 1.98m) White suite comprising corner shower cubicle, wash-hand basin, W.C. , partially tiled walls

Bedroom 2 12' 5" x 10' 0" (3.78m x 3.05m) Built-in wardrobe

Bedroom 3 11' 0" x 8' 7" (3.35m x 2.62m) Built-in wardrobe

Study 9' 2" x 9' 1" (2.79m x 2.77m) Built-in wardrobe

Bathroom 6' 6" x 5' 7" (1.98m x 1.70m) White suite comprising shower bath with electric shower, wash-hand basin, W.C., partially tiled walls.

Lower Level:

Playroom 17' 0" x 12' 0" (5.18m x 3.66m)

Double Garage 17' 0" x 17' 0" (5.18m x 5.18m) Twin up and over doors.

Tarmac driveway.

Lawn and patio at front. Large side and rear garden laid in lawn with patio area.

Please note: Number 63 next door has a right of way beside the driveway of 61a to get access to their house.

