



Two Bedroom Semi Detached Chalet Bungalow
Recently Installed Kitchen With Dining Area
Recently Installed Bathroom With Modern Suite
Spacious Gardens And Off Street Parking Area
In A Popular Area Close To Schools And Other Amenities
Ideal For First Time Buyers Or Investors



45 Clounagh Park, Portadown, Co Armagh BT62 3QD

- Entrance hall
- Lounge with tiled fireplace
- Modern Navy Blue Coloured Kitchen
- Oven, hob, fridge & freezer
- Dining area
- Bathroom (downstairs)
- Two bedrooms (one with an Ensuite)
- PVC double glazed windows
- Oil fired central heating
- Spacious gardens laid in lawn
- Viewing recommended

PRICE GUIDE £125,000

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
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F		27
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland & Wales</small>			
<small>EU Directive 2002/91/EC</small>			



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Entrance hall

4' 0" x 3' 4" (1.22m x 1.02m) Pvc front door, tiled floor, cloaks cupboard

Lounge

20' 5" x 10' 2" (6.22m x 3.10m) Tiled fireplace with mahogany mantle, electric fire open plan to dining area

Kitchen

16' 2" x 8' 10" (4.93m x 2.69m) Recently fitted Navy blue coloured Shaker style kitchen with high and low level units, built in oven, hob, extractor fan, fridge, freezer, plumbed for washing machine, stainless steel sink, larder, tiled floor, partially tiled walls, open plan to dining area with built in breakfast bar.

Rear porch

3' 0" x 3' 0" (0.91m x 0.91m) Pvc double glazed back door. Boiler house

Bathroom

7' 5" x 4' 9" (2.26m x 1.45m) Recently fitted bathroom with white suite comprising panelled bath with shower, wash hand basin with vanity unit, w.c., built in cupboard, fully tiled walls, tiled floor

1st floor landing

Bedroom 1

12' 4" x 9' 1" (3.76m x 2.77m) Built in wardrobes and drawers

En-suite

8' 9" x 3' 10" (2.67m x 1.17m) White suite comprising corner shower cubicle with electric shower, wash hand basin, w.c., Pvc panelled walls and ceiling, access to eaves

Bedroom 2

13' 10" x 10' 1" (4.22m x 3.07m) Built in mirror wardrobes, built in cupboard. Hotpress

Outside

Front garden laid in lawn. Off street tarmac parking area.
Enclosed, level rear garden laid in lawn with large patio area

