



**JOYCE CLARKE**

TAKING YOU HOME

## FOR SALE

67 Carnreagh

Craigavon

BT64 3AL

Bedroom	3
Reception	1
Bathroom	2



Spacious three bedroom semi detached property in a highly sought after location

Offers in Region of: £157,500

Viewing strictly by appointment only

### Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

**028 3833 1111**

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2 West Street, Portadown, BT62 3PD



# JOYCE CLARKE

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We are delighted to present this spacious three bedroom semi detached property to the market. Carnreagh is one of the most sought after residential developments in Craigavon, benefiting from its central location, only minutes walk from Marlborough Retail Park and Rushmere Shopping Centre and neighbouring towns of Lurgan and Portadown within easy reach. Number 67 Carnreagh is immaculately presented, offering a bright and spacious internal accommodation comprising of a generous living room with multi fuel stove, modern kitchen with an excellent range of high and low level units including integrated appliances and walk in larder and double doors leading to sunroom. On the first floor there are three well appointed bedrooms, master with en-suite and family bathroom with shower over bath. Furthermore, this property offers the perfect outdoor space, with fully enclosed low maintenance rear garden complete with paved patio and double gates for off street parking. Early viewing is recommended.



- Semi detached home in a popular development with shops & amenities just a few minutes walk away
- Three bedroom , master with en-suite
- Spacious living room with multi fuel stove
- Open plan kitchen dining with integrated appliances and French doors leading to sunroom
- Walk in larder
- Cosy sunroom with door leading to patio area
- Family bathroom with shower over bath
- Fully enclosed low maintenance garden with paved patio
- Double gates for off street parking



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

## ENTRANCE

Entrance door with glazed side panels leading to hallway. Laminate flooring. Single panel radiator.

## LOUNGE

3.87m x 5.52m (12' 8" x 18' 1")

Multi fuel stove with feature fireplace. Laminate flooring. Double panel radiator. TV point.

## KITCHEN DINING

3.27m x 5.52m (10' 9" x 18' 1")

Excellent range of high and low level kitchen units. Integrated BELLING oven and four ring Indesit ceramic hob with stainless steel extractor over. 1 1/2 bowl sink and drainer with mixer tap. BUSH dishwasher. Fridge freezer. Tiled floor and splash back. Double panel radiator. Double doors leading to sunroom.

## WALK IN LARDER

0.93m x 2.87m (3' 1" x 9' 5")

Thermostat.

## SUNROOM

2.43m x 3.02m (8' 0" x 9' 11")

Tiled floor. Double panel radiator. UPVC door to patio.

## LANDING

Hotpress. Access to roof space.



## MASTER BEDROOM

3.27m x 5.56m (10' 9" x 18' 3")

Side aspect double bedroom. Laminate flooring.



## ENSUITE

1.68m x 1.97m (5' 6" x 6' 6")

Corner shower cubicle. Pedestal style sink. WC. Part tiled walls. Window. Extractor. Single panel radiator.



## BEDROOM TWO

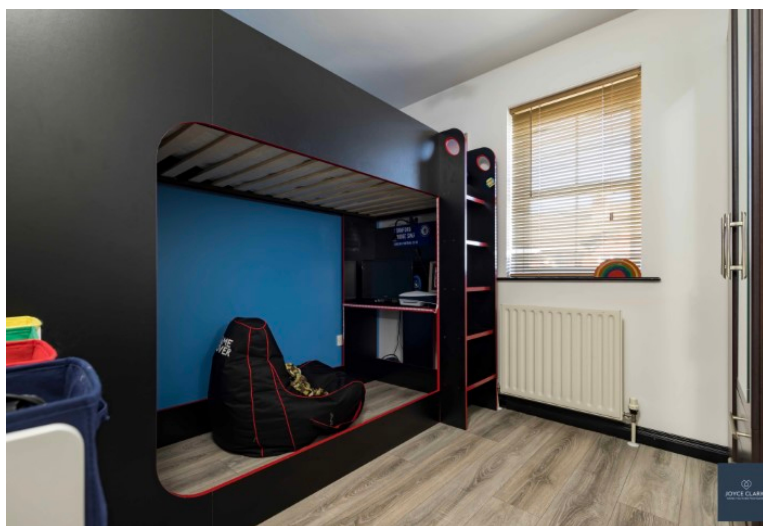
2.96m x 2.58m (9' 9" x 8' 6")

Side aspect double bedroom. Laminate flooring. Single panel radiator.

## BEDROOM THREE

2.46m x 2.89m (8' 1" x 9' 6")

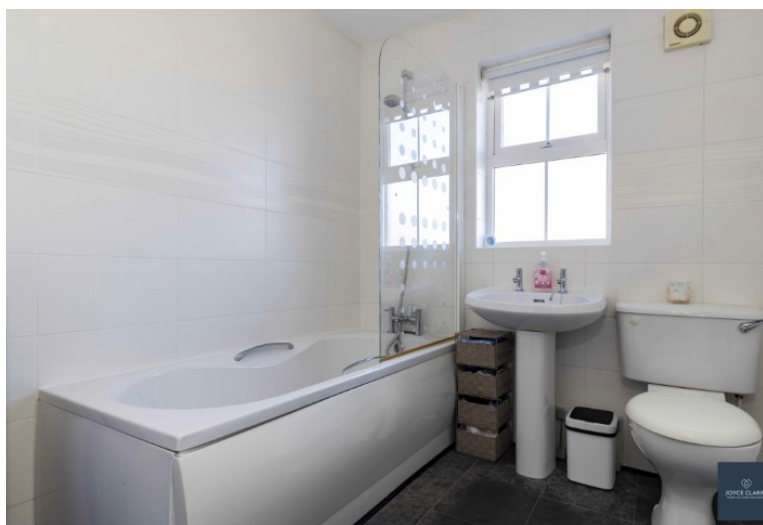
Side aspect. Single panel radiator. Laminate flooring.



## BATHROOM

2.23m x 2.21m (7' 4" x 7' 3")

Moulded bath with shower over. Pedestal style sink. WC. Single panel radiator. Part tiled walls. Window. Extractor.



## OUTSIDE

Paved patio area. Low maintenance fully enclosed garden. Double gates for off street parking. Water tap. Pedestrian gate to side.

