



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

66 Old Mill Manor

Laurelvale

BT62 2LY

Bedroom	3
Reception	1
Bathroom	1



Spacious three bedroom mid townhouse in a popular location

Offers in Region of: £125,000

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

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2 West Street, Portadown, BT62 3PD



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66 Old Mill Manor is surprisingly spacious and the ideal home for first time buyers or investors alike. The ground floor of this well maintained property comprises ground floor WC, bright living room with feature fireplace and open fire, generous open plan kitchen dining with an excellent range of high and low level cream storage units with integrated appliances. First floor accommodation includes three spacious bedrooms and family bathroom. Externally the property has a spacious driveway to the front of the property and a fully enclosed garden to the rear with paved patio and lawn. Old Mill Manor is a popular development situated in a convenient yet semi rural location. Mullavilly Primary School and Laurelvale Cricket Club and local shops are all within walking distance, while main towns and cities such as Portadown and Armagh are easily accessed for commuting. Early viewing comes highly recommended.



- Red brick mid townhouse in a popular area
- Ideal for first time buyers
- Living room with attractive feature fireplace and open fire
- Spacious and bright kitchen dining
- Ground floor WC
- Three well appointed bedrooms
- Family bathroom with electric shower over bath
- Oil fired central heating
- Paved patio area
- Chain free



Energy Efficiency Rating		Current	Potential
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Very energy efficient - lower running costs			
Not energy efficient - higher running costs			

Awaiting EPC

ENTRANCE

UPVC part glazed entrance door with glazed side panel leading to hall. Single panel radiator. Power points.

LIVING ROOM

3.44m x 5.53m (11' 3" x 18' 2")
Wood effect fireplace with tiled surround and hearth and open fire. TV point. Double panel radiator. Thermostat.

WC

0.86m x 1.86m (2' 10" x 6' 1")
Pedestal style sink with tiled splash back. Dual flush WC. Extractor.

KITCHEN DINIING

2.81m x 5.45m (9' 3" x 17' 11")
Excellent range of high and low level cream storage units with wood effect counter top. Integrated ZANUSSI oven and NORMEIDE four ring hob with stainless steel extractor over. 1 1/2 bowl stainless sink with mixer tap and drainer. Fridge freezer. Space for washing machine. Double panel radiator. Brick style tiled splashback. Part glazed UPVC door to rear.



LANDING

Access to roofspace.

MASTER BEDROOM

3.31m x 4.22m (10' 10" x 13' 10")

Front aspect double bedroom. Single panel radiator.

BATHROOM

2.05m x 2.64m (6' 9" x 8' 8")

Moulded bath with mains fed shower over. Dual flush WC. Pedestal style sink. Double panel radiator. Window. Extractor. Hotpress.

BEDROOM TWO

3.31m x 4.18m (10' 10" x 13' 9")

Rear aspect double bedroom. Single panel radiator. Thermostat. TV point.

BEDROOM THREE

2.06m x 2.82m (6' 9" x 9' 3")

Rear aspect. Single panel radiator.

OUTSIDE

Paved patio and path. Garden laid in lawn. Concrete base for shed. Oil tank and burner. Access gate to rear. Water tap. Tarmac drive to front.

