



Recently Constructed Four Bedroom Villa  
 On A Corner Site At The Entrance To This Popular Development  
 Kitchen Open Plan To Dining/Family Area  
 Attractive Kitchen With Range Cooker, American Style Fridge/Freezer  
 Quartz Worksurfaces, Quooker Hot Water Tap, Large Central Island



**6 Appleton Meadows, Portadown, Co Armagh BT63 5NX**

- Entrance hall
- Lounge with patio doors
- Attractive kitchen with large central island
- Electric Range cooker and American style fridge/freezer
- Dining area with bay window
- Family area
- Utility room and downstairs w.c
- Four bedrooms (master with en-suite)
- Modern bathroom with bath and corner shower
- Plantation style blinds
- PVC double glazed windows
- Gas heating
- Enclosed rear garden
- Tarmac and pebbled parking areas
- Semi rural location yet convenient to town

**PRICE GUIDE £320,000**

*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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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**Entrance Hall**

8' 4" x 7' 0" (2.54m x 2.13m) Panelled front door, wood effect tiled floor

**Lounge**

22' 1" x 13' 4" (6.73m x 4.06m) Patio doors

**Kitchen**

12' 3" x 11' 2" (3.73m x 3.40m) Luxury shaker style kitchen with high & low level units, granite work surfaces, 'Stoves' range cooker, dishwasher, American style fridge/freezer, Belfast sink with Quooker tap, quartz work surfaces and splashbacks, large central island with quartz top and breakfast bar, wood effect tiled floor open plan to dining/family room

**Dining/Family Room**

22' 2" x 14' 0" (6.76m x 4.27m) Bay window, wood effect tiled floor

**Utility Room**

8' 0" x 7' 0" (2.44m x 2.13m) High & low level units, stainless steel sink, plumbed for washing machine, wood effect tiled floor

**W.c.**

5' 5" x 3' 3" (1.65m x 0.99m) White suite comprising w.c., wash hand basin with vanity unit, wood effect tiled floor

**1st Floor**

**Bedroom 1**

12' 8" x 9' 10" (3.86m x 3.00m)

**En-suite**

12' 7" x 4' 0" (3.84m x 1.22m) White suite comprising large walk-in shower with tiled walls, wash hand basin with vanity unit, w.c., wash hand basin with vanity unit, wood effect tiled floor

**Bedroom 2**

14' 2" x 9' 2" (4.32m x 2.79m)

**Bedroom 3**

11' 0" x 10' 2" (3.35m x 3.10m)

**Bedroom 4**

10' 10" x 10' 2" (3.30m x 3.10m)

**Bathroom**

10' 4" x 6' 3" (3.15m x 1.91m) Modern white suite comprising bath with hand held shower, wash hand basin with vanity drawer, w.c., corner shower cubicle with tiled walls, tiled floor

**Outside**

Front garden laid in lawn

Enclosed rear garden laid in lawn with patio area

Tarmac drive and pebbled parking area at rear

