



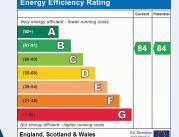






# ♯PROPERTY 🍘 SPOT°





# 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







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Kitchen Open Plan To Dining/Family Area

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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

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# 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

