



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

20 Neills Avenue

Loughgilly

Armagh

BT60 2DA

Bedroom	3
Reception	1
Bathroom	2



Well presented three bedroom mid townhouse in a sought after location

Offers in the region of : £149,950

Opening Times

Monday to Friday

9:00am - 5.30pm

Saturday

10:00am - 12.00pm

Sunday

Closed

Open during lunchtime

Viewing strictly by appointment only

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2 West Street, Portadown, BT62 3PD



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Joyce Clarke are delighted to offer 20 Neills Avenue to the sales market. This three bedroom mid townhouse is beautifully presented and within easy reach of Newry and Markethill and Armagh City. This spacious mid townhouse home comprises of bright living with feature open fireplace. Open plan kitchen diner with an excellent range of high and low level kitchen cabinets and UPVC patio doors leading to the rear garden. Downstairs WC. To the first floor there are three well proportioned bedrooms two of which have built-in storage. The family bathroom comprising of bath and separate shower. There is also a fully enclosed garden laid in lawn to the rear, with an access gate to the front where there is off street parking for two cars. This property is chain free and early viewing is recommended.



- Living room with feature fireplace
- Three bedroom townhouse
- Spacious kitchen diner
- Ground floor WC
- Family bathroom with separate bath and shower
- Chain Free
- Double glazed Upvc windows
- Less than a 10 minute drive to Newry



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

UPVC entrance door with glazed panel and glazed panel to side. Telephone point. Single panel radiator. Storage closet under stairs. Wood effect laminate flooring.



LIVING ROOM

3.39m x 3.99m (11' 1" x 13' 1")

Front aspect reception room with feature open fireplace including brick surround, wood mantle and slate tiled hearth. Additional wall mounted lighting. TV and telephone points. Single panel radiator. Wood effect laminate flooring.



KITCHEN DINER

5.54m x 3.88m (18' 2" x 12' 9")

Range of high and low level kitchen cabinets. Electric oven and four ring electric hob with integrated extractor fan above. Space for American style fridge freezer and washing machine. Stainless steel one and half bowl sink and drainage unit. Tiled flooring and splashback. TV and telephone points. Double panel radiator. UPVC patio door giving access to rear garden.



GROUND FLOOR WC

Dual flush WC and wash hand basin. Tiled flooring. Single panel radiator.

FIRST FLOOR LANDING

Access to hot press and attic.



BEDROOM ONE

3.80m x 4.48m (12' 6" x 14' 8")

Rear aspect double bedroom. Built in double door wardrobe. Wood effect laminate flooring. Single panel radiator. TV and telephone points.

BEDROOM TWO

4.06m x 3.39m (13' 4" x 11' 1")

Front aspect double bedroom. Wood effect laminate flooring. Single panel radiator. TV and telephone points.

BEDROOM THREE

2.65m x 2.36m (8' 8" x 7' 9")

Front aspect bedroom. Built-in storage closet. Wood effect laminate flooring. Single panel radiator. TV point.

FAMILY BATHROOM

2.9m x 2.13m (9' 6" x 7' 0")

Four piece bathroom suite comprising of panel bath with tiled splashback. Dual flush WC. Wash hand basin with pedestal and tiled splashback and separate shower quadrant with mains fed shower. Tiled flooring. Single panel radiator. Extractor fan.

OUTSIDE

FRONT

Tarmac driveway providing off street parking

REAR

Fully enclosed rear garden with gated access to front. Majority of garden laid in lawn. Oil tank and oil burner.

