



**Three Bedroom Barn Style Property  
Built And Finished To A High Specification  
Located In A Sought After Area  
With Views Over Countryside At Side & Rear**



**31 Bleary Road, Portadown, Co Armagh BT63 5NE**

- Spacious entrance hall
- Downstairs w.c
- Large kitchen/dining/living room
- luxury kitchen
- Utility room
- Three bedrooms (master with en-suite)
- Bathroom
- Pvc double glazed windows
- Air source heating system
- Gardens laid in lawn
- Tarmac drive & parking area

**PRICE GUIDE £335,000**

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31 Bleary Road, is an exquisite new build 'Barn Style', traditionally built property located in the highly sought-after, semi-rural setting of Drumnacanny. This turn-key home is nestled beside a charming barn-style residence, backing onto countryside, offering a truly unique and tranquil location.

Designed with the modern family in mind, this impressive home provides spacious and versatile accommodation across two floors. From the moment you step through the composite front door into the spacious entrance hall, complete with tiled flooring, you'll immediately sense the attention to detail and quality craftsmanship throughout.

**Entrance hall**  
9' 6" x 7' 11" (2.90m x 2.41m) 9' 6" x 7' 11" (2.90m x 2.41m)

**Downstairs w.c.**  
5' 8" x 3' 11" (1.73m x 1.19m)

**Kitchen/Dining/Living**  
27' 8" x 19' 8" (8.43m x 5.99m)

**Utility room**  
9' 5" x 6' 11" (2.87m x 2.11m)

**Landing**  
13' 10" x 7' 1" (4.22m x 2.16m)

**Bedroom 1**  
19' 8" x 13' 7" (5.99m x 4.14m)

**Ensuite**  
6' 10" x 5' 4" (2.08m x 1.63m)

**Bedroom 2**  
12' 3" x 10' 0" (3.73m x 3.05m)

**Bedroom 3**  
13' 3" x 11' 3" (4.04m x 3.43m)

**Bathroom**  
9' 4" x 8' 0" (2.84m x 2.44m)

**Outside**  
Tarmac driveway with gate leading to parking area  
Gardens laid in lawn, patio area at rear.  
Concrete base for garden shed.

