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APEX
PROPERTY AGENCY

FOR SALE
128 BALTYLUM MEADOWS
PORTADOWN
BT62 4BW



Three bedroom semi detached home
OFFERS AROUND £139,950
Viewing strictly by appointment only



Number 128 is a fantastic three bedroom semi detached home, situated in the popular and convenient development of Baltylum Meadows, off the Loughgall Road in the heart of Portadown. This superb property offers a convenient location to the town centre, schools and all local amenities and benefits those who commute for work or school with motorway and transport links nearby. Internally the property comprises entrance hall, front aspect living room with open fire, spacious kitchen/dining area and ground floor wc. Three well proportioned bedrooms and three piece family bathroom complete the first floor. Externally the property boasts fully enclosed rear garden laid in lawn with paved patio and bedding areas surrounded by timber fencing. Front garden laid in lawn with paved path. Spacious tarmac driveway providing ample parking for numerous vehicles. This charming home is chain free and ready to move into and will appeal to a wide range of viewers, therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this home has to offer.

ACCOMMODATION

ENTRANCE HALL:

Front entrance door with arch glass panel leading to hallway, single panel radiator and carpet flooring.



LIVING ROOM:

15' 0" x 12' 3" (4.57m x 3.73m)

Front aspect living room with open fire in feature fireplace, double panel radiator, recess downlighting, vertical blinds and carpet flooring.

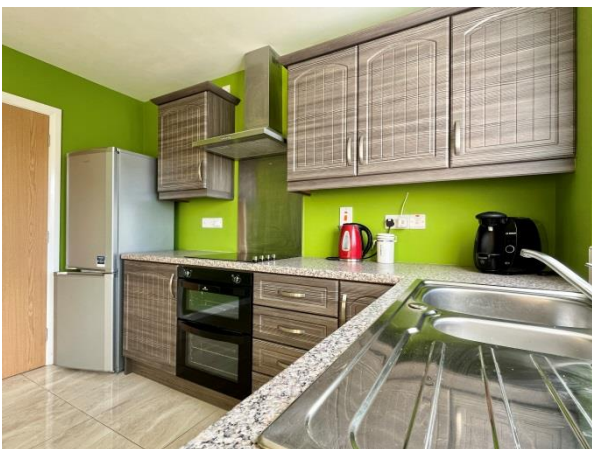




KITCHEN/DINING AREA:

12' 3" x 10' 7" (3.73m x 3.23m)

Open plan kitchen/dining area with a good range of high and low level cupboards and drawers, 1.5 stainless steel sink bowl, integrated oven and hob with stainless steel extractor fan above. Space for washing machine and fridge/freezer, vertical blinds, double panel radiator, recessed downlighting and tile flooring. Space for table and chairs and enclosed storage cupboard. Patio doors to rear of property.





GROUND FLOOR WC:

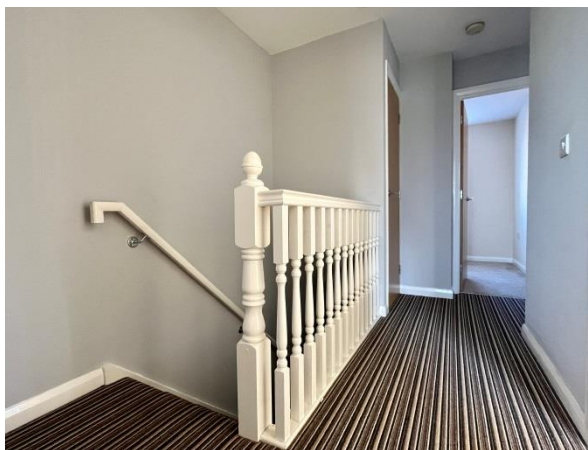
7' 2" x 3' 1" (2.18m x 0.94m)

Two piece white suite comprising pedestal wash hand basin and wc. Single panel radiator, extractor fan and tile flooring.



LANDING:

Carpet flooring leading to landing, roofspace access and enclosed storage cupboard housing hot water tank.



BEDROOM (1):

14' 3" x 9' 0" (4.34m x 2.74m)

Rear aspect double bedroom, single panel radiator, vertical blinds and carpet flooring.



BEDROOM (2):

11' 6" x 7' 5" (3.51m x 2.26m)

Front aspect double bedroom, single panel radiator, vertical blinds and carpet flooring.



BEDROOM (3):

8' 0" x 8' 0" (2.44m x 2.44m) (At furthest points)

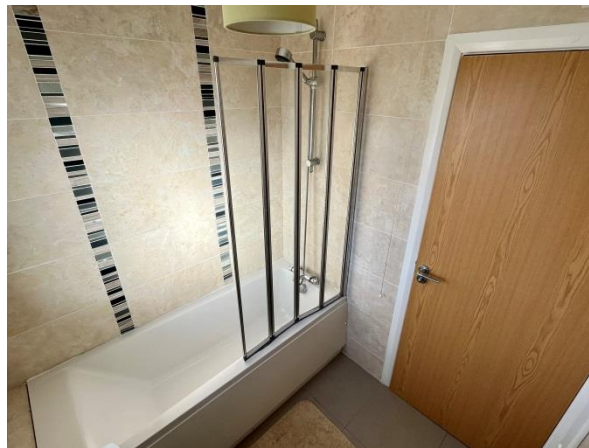
Front aspect single bedroom, single panel radiator, vertical blinds and carpet flooring.



BATHROOM:

6' 4" x 5' 8" (1.93m x 1.73m)

Three piece white suite comprising panelled bath with mains shower fitment and folding glazed panel, pedestal wash hand basin and wc. Vertical blinds, extractor fan, tiled walls and flooring.

**OUTSIDE:**

Fully enclosed rear garden laid in lawn with bedding areas surrounded by timber fencing. Paved patio area, water tap and access gate to front of property. Front garden laid in lawn with paved path to entrance door. Spacious tarmac driveway providing ample parking for numerous vehicles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC Certificate Number: 9105-9596-8939-9990-1253

SPECIAL FEATURES:

- Modern three bedroom semi detached home approx. 1027 sq. ft.
- Fantastic modern semi detached, situated in popular quiet development
- Front aspect living room with open fire in feature fireplace
- Kitchen/dining area with integrated oven and hob
- Ground floor wc
- Three well appointed bedrooms
- Family bathroom
- Fully enclosed rear garden laid in lawn with patio area
- Spacious tarmac driveway providing ample off street parking
- Benefitting those who commute with motorway and transport links near by
- Alarm
- Rates: £884.54
- EPC: C

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