



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

29 Ballynadrone Meadows

Magheralin

BT67 0FY

Bedroom	3
Reception	1
Bathroom	2



Three bed end townhouse in a highly sought after location

Offers in Region of: £130,000

Viewing strictly by appointment only

Opening Times

Monday to Friday 9:00am - 5.30pm

Saturday 10:00am - 12.00pm

Sunday Closed

Open during lunchtime

028 3833 1111

www.joyceclarke.team

sales@joyceclarke.team

2 West Street, Portadown, BT62 3PD





JOYCE CLARKE

TAKING YOU HOME

Ballynadrone Meadows is an extremely popular residential development within Magheralin which benefits from its highly convenient location. Internally, this property offers a spacious lounge with feature fireplace, open plan to the kitchen dining. The kitchen has an excellent range of high and low level cream units complimented by marble effect counter top. Sliding patio doors lead from the dining area to the rear of the property. This home also benefits from a ground floor WC. The first floor comprises of three well proportioned bedrooms and a family bathroom with a modern white bathroom suite with electric shower. Externally number 29 offers a low maintenance front garden and excellent off street parking to the rear, making it the ideal home for first time buyers and young families alike. Early viewing is highly recommended.



- Attractive mid townhouse situated in a highly convenient location
- Three well proportioned bedrooms
- Open plan kitchen dining living with sliding doors to rear
- Ground floor WC
- Modern white bathroom suite with electric shower over bath
- Tarmac driveway
- Gas fired central heating
- Chain Free
- Within commuting distance to Lisburn, Belfast and accessible to local M1 motorway networks
- Walking distance to primary schools & public transport links



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

ENTRANCE

Attractive entrance door with feature glazed panel in frame and to side leading to hallway. Single panel radiator. Thermostat. Laminate flooring.



KITCHEN DINING LIVING

5.03m MAX x 8.69m (16' 6" x 28' 6")

Open plan kitchen dining living. Wooden fireplace with tiled hearth and surround and open fire. Double panel radiator x 2. Laminate flooring. High and low level cream kitchen units with marble effect worktop. Integrated BELLING oven and four ring ceramic hob, stainless steel extractor over. Stainless steel sink and floor and splashback. Sliding patio doors from dining to rear.



WC

1.18m x 2.04m (3' 10" x 6' 8")

Pedestal style sink. WC. Single panel radiator. Tiled floor and splashback. Extractor



LANDING



BEDROOM ONE

3.00m x 4.50m (9' 10" x 14' 9") Rear aspect double bedroom. Single panel radiator.

BEDROOM TWO

3.02m x 4.08m (9' 11" x 13' 5") Front aspect double bedroom. Single panel radiator. Access to roof space.

BEDROOM THREE

1.95m x 3.43m (6' 5" x 11' 3") Rear aspect bedroom. Single panel radiator.

BATHROOM

1.94m x 2.79m (6' 4" x 9' 2") Shower over bath. WC. Pedestal style sink. Hotpress. Double panel radiator. Tiled floor. Window. Extractor.

OUTSIDE

FRONT

Garden laid in lawn.

BACK

Garden laid in lawn. Tarmac driveway.

