

**45 MOY ROAD  
PORTADOWN  
CO. ARMAGH  
BT62 1QN**



*working harder to make your **move easier***

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## **A SPACIOUS CHALET BUNGALOW ON AN ENVIABLE C. 0.6. ACRE SITE**

THIS DECEPTIVELY SPACIOUS CHALET BUNGALOW IS SET ON A MOST GENEROUS SITE EXTENDING TO CIRCA 0.6 ACRES, MOST CONVENIENTLY LOCATED WITHIN EASY DRIVING DISTANCE OF ALL PORTADOWN AMENITIES; INCLUDING SHOPS, SCHOOLS, RESTAURANTS & TRANSPORT LINKS FOR COMMUTING FURTHER AFIELD.

OF INDIVIDUAL DESIGN, THE PROPERTY BOASTS VERSATILE INTERNAL ACCOMMODATION ACCESSED THROUGH AN ENTRANCE HALL WITH MINSTRELS' GALLERY, 3 RECEPTION ROOMS (SITTING ROOM, SUNROOM & A FORMAL DINING ROOM), A FAMILY BATHROOM WITH A 4 PIECE SUITE, A SPACIOUS KITCHEN / FAMILY DINING ROOM WITH A FEATURE SECOND MINTRELS' GALLERY OVER ( A GREAT SPACE FOR FAMILY GATHERINGS OR ENTERTAINING), A SEPARATE UTILITY ROOM AND 4 WELL-PROPORTIONED BEDROOMS, MASTER ENSUITE.

EXTERNALLY, THE GENEROUS SITE OFFERS AMPLE OUTSIDE SPACE; PARKING FOR MULTIPLE VEHICLES, LAWNED AREAS, MATURE SHRUBBERY & A DETACHED GARAGE BLOCK WITH A STORAGE & UTILITY AREA.

PRESENTED FOR SALE IN "MOVE-IN" CONDITION THROUGHOUT, THIS PROPERTY PRESENTS THE PERFECT FOUNDATION FOR MODERN FAMILY LIVING IN A CONVENIENT & SOUGHT-AFTER LOCATION.

**"MAY ONLY BE FULLY APPRECIATED ON INSPECTION – EARLY VIEWING IS RECOMMENDED"**



**GUIDE PRICE: £299,950**

PROPERTY FEATURES & ACCOMMODATION IN BRIEF OVERLEAF...

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## PROPERTY FEATURES...

- AN EXCEPTIONALLY SPACIOUS & VERSATILE DETACHED CHALET BUNGALOW.
- PROVIDING INTERESTING ACCOMMODATION OF INDIVIDUAL DESIGN.
- SITUATED ON AN ENVIABLE MATURING SITE EXTENDING TO C. 0.6 ACRES.
- LOCATED ON THE HIGHLY-SOUGHT AFTER “MOY ROAD”.
- ONLY MINUTES BY CAR TO ALL PORTADOWN AMENITIES & FACILITIES.
- SUPERB ACCESS TO THE MAIN ROADS NETWORK / PORTADOWN TRAIN STATION FOR COMMUTING TO FURTHER AFIELD.
- 4 GENEROUS BEDROOMS; MASTER BEDROOM ENSUITE.
- 4 RECEPTION AREAS; SITTING ROOM, FORMAL DINING ROOM, SUNROOM AND UPSTAIRS SNUG / STUDY / HOME OFFICE.
- SITTING ROOM WITH OPEN FIREPLACE.
- KITCHEN WITH SPACE FOR FAMILY DINING / ENTERTAINING.
- GROUND FLOOR FAMILY BATHROOM WITH 4 PIECE SUITE.
- DETACHED GARAGE WITH REMOTE UP & OVER DOOR.
- MOULDED SKIRTINGS & ARCHITRAVE.
- PANELLED INTERNAL DOORS.
- DOUBLE GLAZED WINDOWS.
- CLADDING TO FASCIA.
- OIL FIRED CENTRAL HEATING.
- A SUPERB OPPORTUNITY TO ACQUIRE A FAMILY HOME ON WHICH TO PUT “YOUR OWN STAMP”.
- MAY ALSO APPEAL TO THOSE REQUIRING SLEEPING & WASHING FACILITIES ON ONE LEVEL.
- MUST BE VIEWED TO BE FULLY APPRECIATED.







## ACCOMMODATION IN BRIEF...

COVERED PORCH:

VESTIBULE:

PANELLED WOODEN EXTERNAL DOOR WITH GLAZED SUNBURST & GLAZED SIDE PANELS. TILED FLOOR. MAT RECESS.

ENTRANCE HALL:

GLAZED PANELLED INNER DOOR WITH GLAZED SIDE PANELS. PRE-FINISHED FLOOR. STAIRS WITH CARPET TO FIRST FLOOR. MINTRELS' GALLERY.

UNDER STAIR STORAGE:

ELECTRIC LIGHT. CARPET TO FLOOR.



CLOAK ROOM:

GENEROUS STORAGE FOR SHOES, COATS, ETC. CARPET TO FLOOR.





**SITTING ROOM:**

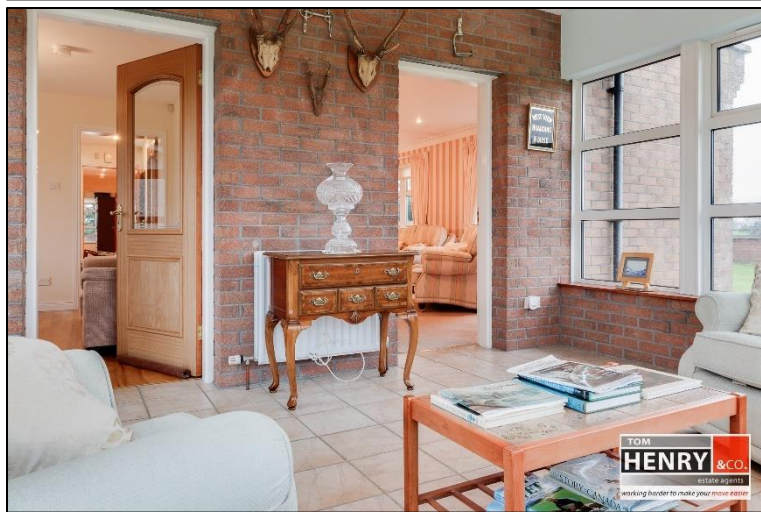
OPEN FIREPLACE WITH MAHOGANY MANTLE & SURROUND OVER TILED HEARTH. COVING TO CEILING. DOWN LIGHTING & WALL LIGHTING. CARPET TO FLOOR. PART GLAZED, PART PANELLED DOOR TO SUNROOM.





**SUNROOM:**

EXPOSED FEATURE BRICK WALLS. TILED FLOOR. FRENCH DOORS TO REAR GARDEN. PART GLAZED, PART PANELLED DOOR TO FORMAL DINING ROOM.



**FORMAL DINING ROOM:**

PRE-FINISHED FLOOR. PART GLAZED, PART PANELLED DOOR TO KITCHEN / FAMILY DINING AREA.







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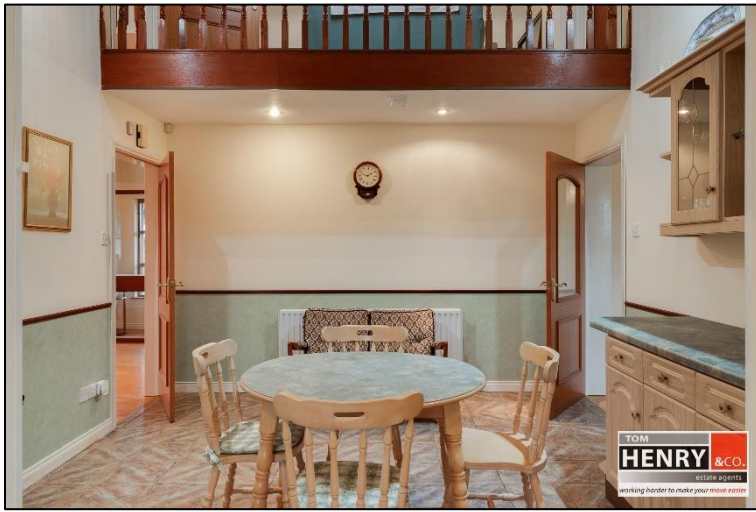
**KITCHEN / FAMILY DINING AREA:**

DINING AREA WITH TILED FLOOR. LOVELY ASPECT TO FEATURE MINTRELS' GALLERY OVER. FITTED HIGH & LOW LEVEL UNITS. GLAZED DISPLAY UNITS. DISPLAY SHELVING. S.S. SINK & DOUBLE DRAINER. INTEGRATED HOB. INTEGRATED OVEN. SPACE FOR FRIDGE. SPACE FOR MICROWAVE. TILED SPLASH BACK. TILED FLOOR. UNDER UNIT LIGHTING. PART GLAZED, PART PANELLED DOOR TO UTILITY ROOM.



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**UTILITY ROOM:**

FITTED LOW LEVEL UNITS. CERAMIC SINK WITH MIXER TAP FITTING. TILED SPLASH BACK. SPACE FOR TUMBLE DRYER. OIL FIRED CENTRAL HEATING BOILER. TILED FLOOR. U.P.V.C. EXTERNAL DOOR WITH GLAZED PANEL.





BEDROOM 1:  
TO FRONT. DUAL ASPECT. CARPET TO FLOOR.

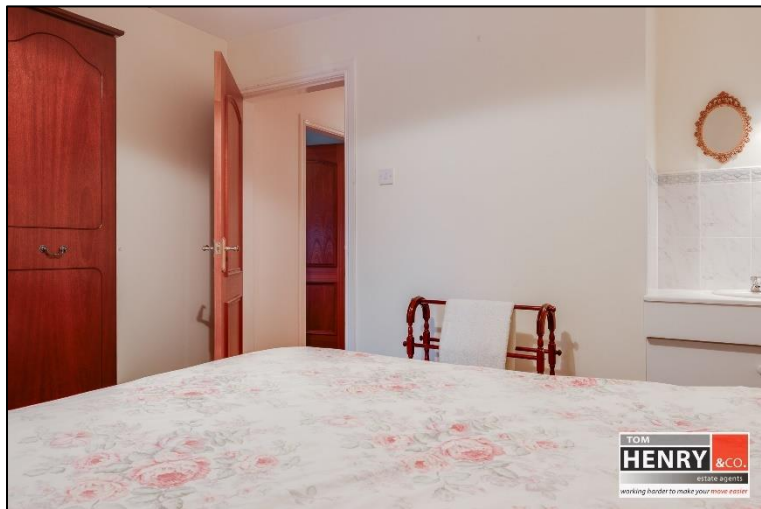


BEDROOM 2:  
TO SIDE. SINK IN VANITY UNIT WITH TILED SPLASH BACK. CARPET TO FLOOR.





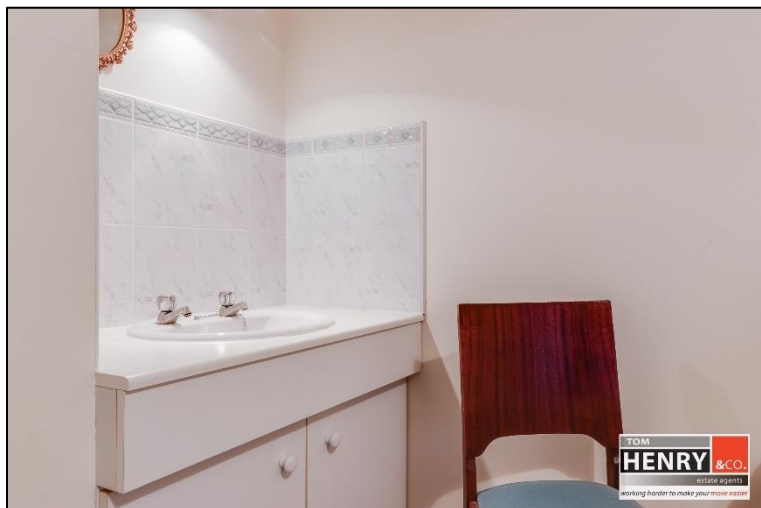
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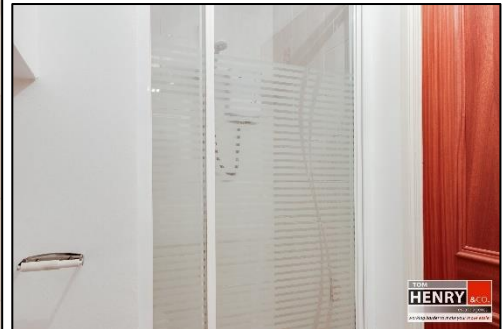
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BATHROOM:  
WHITE SUITE. BATH. TOILET. WASH HAND BASIN. TILED SHOWER. SHAVER SOCKET. PART TILED WALLS. TILED FLOOR. X-FAN.

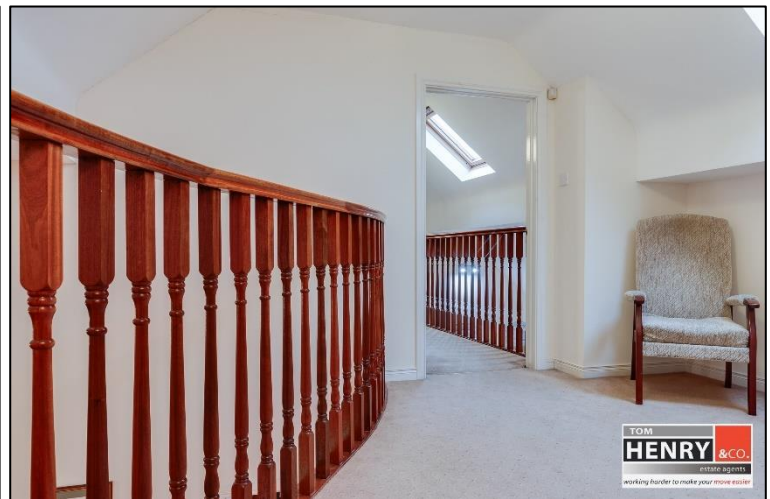




HOTPRESS:  
ELECTRIC LIGHT. SHELVED FOR STORAGE.

**FIRST FLOOR:**

STAIRS & LANDING:  
CARPET TO FLOOR. FEATURE CURVED MINTRELS' GALLERY WITH  
ASPECT OVER ENTRANCE HALL. SEATING / CONTEMPLATION AREA.  
VELUX WINDOW.



MASTER SUITE / BEDROOM 3:  
FITTED STORAGE. EAVES STORES. STORAGE CUPBOARD. GABLE &  
VELUX WINDOWS. CARPET TO FLOOR.

ENSUITE:  
3 PIECE SUITE. TILED ELECTRIC SHOWER. TOILET. WASH HAND  
BASIN WITH TILED SPLASH BACK. SHAVER SOCKET. CARPET TO  
FLOOR.







BEDROOM 4:  
VELUX WINDOW. EAVES STORAGE. CARPET TO FLOOR.







DEN / STUDY AREA / HOME OFFICE:  
MINSTRELS' GALLERY OVERLOOKING KITCHEN / FAMILY DINING AREA. EAVES STORAGE. CARPET TO FLOOR.





**OUTSIDE:**

SITUATED ON AN ENVIABLE SITE EXTENDING TO CIRCA. 0.6 ACRES.

PILLARED & GATED ENTRANCE TO TARMAC DRIVEWAY & GENEROUS PARKING TO SIDE / TO GARAGE.

DETACHED GARAGE BLOCK:

REMOTE UP & OVER DOOR. ELECTRIC LIGHT & POWER POINTS. MEZZANINE STORAGE ACCESSED VIA WOODEN STEPS. DOOR TO STORAGE ROOM.

STORAGE ROOM:

FITTED LOW LEVEL UNITS. SPACE FOR FRIDGE. ELECTRIC LIGHT & POWER POINTS. DOOR TO UTILITY AREA.

UTILITY AREA:

FITTED HIGH & LOW LEVEL UNITS. S.S. SINK & DOUBLE DRAINER WITH MIXER TAP FITTING. TILED SPLASH BACK. SPACE FOR WASHING MACHINE. SPACE FOR CHEST FREEZER. TOILET. PEDESTRIAN DOOR.

WELL-PRESENTED, MATURING GARDENS SURROUND THE PROPERTY WITH SPACIOUS LAWNED AREAS, SHRUBBERY & HEDGING. GARDEN SHED INCLUDED IN SALE.











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(Floorplan for illustrative purposes only)



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    | 64 D      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**VALUATIONS.**

Should you be considering the sale of your own property we would be pleased to arrange through our office a Free Valuation and advice on selling without obligation.

**FOR FURTHER DETAILS & ARRANGEMENTS TO VIEW PLEASE CONTACT THE SOLE AGENT.**