



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

5 Ferryview Close

Derrytrasna

Lurgan

BT66 6TB

Bedroom	3
Reception	1
Bathroom	1



Beautifully presented three bedroom semi detached home with a well planned internal layout

Offers in Excess of: £155,000

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

5 Ferryview Close is the perfect first time buy offering a spacious layout, tastefully decorated throughout. Step into the living room where you will find a large comfortable room with multi fuel stove and useful storage closet. This leads to the open plan kitchen dining with an array of navy high and low storage units, complimented by a number of integrated appliances. A utility room and WC complete the ground floor. Upstairs there are three well proportioned bedrooms, master with a modern shower room. The family bathroom is simply beautiful with free standing bath and coordinating floating bathroom units. Enjoy days in the garden to the rear with breath taking views of the countryside. Parking is via a side by side tarmac driveway. This beautifully presented home has a clever floor plan, that makes the most of any inch! Must be seen to appreciate just how good it is!



- Spacious semi detached home ideal for first time buyers
- Open planned kitchen dining with excellent range of navy storage units and integrated appliances
- Spacious living room with multi fuel stove and storage closet
- Three well laid out bedrooms (master en suite)
- Stunning family bathroom with free standing bath
- Utility & downstairs WC
- Panoramic views of the surrounding countryside from rear garden
- Energy efficient "C79" rating



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE

Part glazed entrance door. Tiled hallway. Single panel radiator.

LIVING ROOM

4.98m x 4.57m (16' 4" x 15' 0")

Spacious living room with multi fuel stove set upon tiled hearth and surround. Double panel radiator. TV point. Storage closet.

KITCHEN DINING

3.82m max x 5.66m (12' 6" x 18' 7")

Excellent range of high and low level navy storage units with integrated oven, four ring ceramic hob with extractor over, dishwasher, 1 1/2 bowl stainless steel sink and drainer with mixer tap and fridge freezer. Recessed lighting. Tiled floor and splashback. Double panel radiator.

UTILITY

2.47m x 3.46m (8' 1" x 11' 4")

Low level storage units. Stainless steel sink and drainer. Space for washing machine. Double panel radiator. Tiled floor. Part glazed uPVC door to rear.

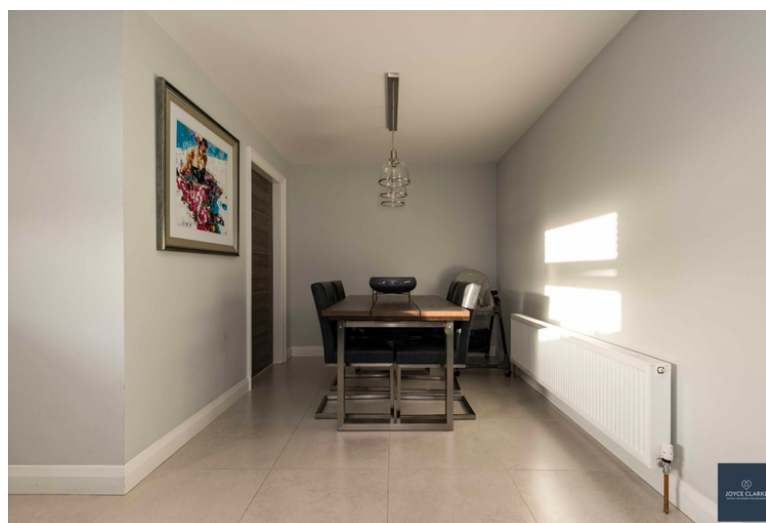
DOWNSTAIRS WC

1.12m x 1.83m (3' 8" x 6' 0")

Corner pedestal sink with mixer tap. Dual flush WC. Heated towel rail. Tiled floor and splashback. Extractor.

LANDING

Access to roofspace. Hotpress.



BATHROOM

2.27m x 2.51m (7' 5" x 8' 3")

Three piece suite comprising of free standing bath. Floating sink and co ordinating wall unit. Dual flush WC. Heated towel rail. Tiled floor and part tiled walls.



MASTER BEDROOM

3.62m x 3.27m (11' 11" x 10' 9")

Rear aspect double bedroom. Double panel radiator.



EN SUITE

1.55m x 2.45m (5' 1" x 8' 0")

Walk in shower enclosure with dual waterfall head shower heads. Floating sink with mixer tap and vanity unit below. Dual flush WC. Heated towel rail. Tiled floor and part tiled walls. Window. Extractor.

BEDROOM TWO

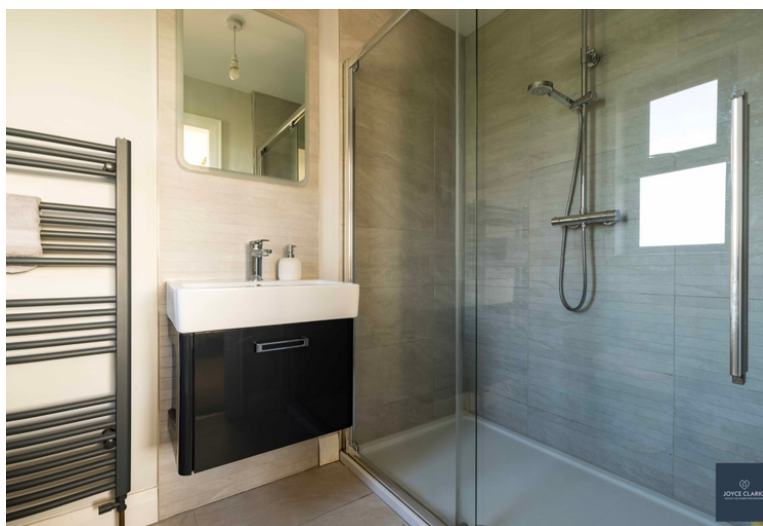
2.98m x 3.50m (9' 9" x 11' 6")

Front aspect double bedroom. Double panel radiator.

BEDROOM THREE

2.23m x 2.58m (7' 4" x 8' 6")

Front aspect bedroom. Single panel radiator.



OUTSIDE

FRONT

Dual parking via tarmac apron to front

REAR

Enclosed garden to the rear with panoramic views of the countryside. Lawn with decorative stones to borders. Outside tap. Oil tank and burner. Access top side.

