



JOYCE CLARKE

TAKING YOU HOME

FOR SALE

19 Cloghan Road

Richhill

BT61 8JR

Bedroom	2
Reception	2
Bathroom	1



Quaint two bedroom gate lodge with the most beautiful mature gardens to the rear

Offers in Excess of: £135,000

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

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sales@joyceclarke.team

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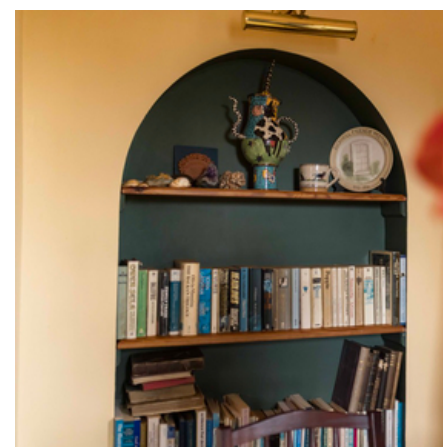
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It was love at first sight when we visited Fenny Drayton Cottage, with its quirky layout and wonderful use of natural light throughout this home. As soon as you step inside you feel like you are heading back in time such is the charm of this property. It offers comfortable living with two double bedrooms, the master suite benefitting from wonderful views of the gardens. There are two reception rooms, the larger of which is dual aspect with a multi fuel stove, and patio doors leading onto the garden. The galley style kitchen dining has a great range of high and low two toned units. The family bathroom has a separate shower and bath, and attractive part panelled walls. Whilst the cottage itself is undoubtedly special, it is the gardens to the rear that have us bowled over. Follow the pathways to explore, where you will find two patio areas, feature pond, all surrounded by mature planting and trees. This property has also a garden room which is dual aspect, and benefits from power and light.



- Picture perfect cottage set upon a generous site
- Two double bedrooms
- Dual aspect living room with multi fuel stove and patio doors to garden
- Galley style kitchen dining with integrated appliances
- Second reception room
- Family bathroom and separate bath and shower
- Dual aspect garden room with power and light
- Outbuildings to side
- Chain Free



ENTRANCE

Traditional style wooden entrance door with ornate glazed panel. Leading to porch. Single panel radiator.

LIVING ROOM

3.11m x 4.29m (10' 2" x 14' 1") (MAX)

Dual aspect room. Access to roofspace. Double panel radiator.

KITCHEN

Gallery style kitchen dining with range of two tone kitchen high and low fitted units.

Integrated fridge freezer, oven, four ring ceramic hob. One and a half bowl stainless steel sink and drainer. Space for washing machine, tumble drier and dish washer. Tiled floor and part tiled walls. Double panel radiator. Part glazed uPVC door to garden.

LOUNGE

Dual aspect room. Multi fuel stove set upon tiled hearth. One double panel radiator. One single panel radiator. Patio doors leading to garden.

HALLWAY

Hotpress. Storage closet. Single panel radiator

MASTER BEDROOM

4.71m x 3.96m (15' 5" x 13' 0")

Dual aspect double bedroom. Double panel radiator. Beautiful views of the garden.



BEDROOM 2

3.35m x 3.65m (11' 0" x 12' 0")

Side aspect double bedroom . Corner window. Laminate flooring. Traditional style radiator



BATHROOM

2.54m x 3.27m (8' 4" x 10' 9")

Four piece suite comprising of moulded bath with mixer tap. Corner shower cubicle with REDRING electric shower. Sink with mixer tap and vanity unit below. WC. Double panel radiator.



OUTSIDE

Large garden to the rear with an abundance of plants, shrubs and trees. Two paved patio areas. Pond. Brick pathways.

Dual aspect garden room with power and light.

Outbuilding with two stores adjoined to cottage.



GARDEN ROOM

Dual aspect garden room with wonderful views of the garden.

Fitted out electric shower, sauna, WC and hot tub. Radiator.

