



Superbly Presented Semi Detached House
 Luxury Kitchen With Quartz Work Surfaces
 Open To Dining Area & Sun Room
 Enclosed Rear Garden
 Tarmac Driveway At Side
 Located In A Sought After Area



15 Drum Meadow, Portadown, Co Armagh BT63 5DJ

- Entrance hall with downstairs w.c.
- Lounge with multi fuel stove
- Luxury kitchen with built-in appliances
- Utility room
- Dining area
- Sun room with vaulted ceiling
- Three bedrooms (master with ensuite)
- Gas heating
- Under floor heating
- PVC double glazed windows
- Enclosed spacious rear garden
- Tarmac driveway

PRICE GUIDE £215,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Superbly Presented Semi Detached House

Luxury Kitchen With Quartz Work Surfaces

Large Range Cooker & American Style Fridge Freezer

Open To Dining Area & Sun Room

Decorated In A Contemporary Style

Enclosed Private Rear Garden

Tarmac Driveway At Side

Located In A Sought After Area

This fine semi-detached home occupies an excellent corner plot within a popular development off Long Lane. Situated in the semi-rural suburb of Drumnacanny, just off the Gilford Road, this location has become one of Portadown's most sought-after areas. At the front of the home, the living room features a cosy multi-fuel stove, while the open-plan kitchen and dining area flows seamlessly into the sunroom. The luxury kitchen is finished with quartz worktops and includes quality built-in appliances, with the added convenience of a separate utility room. The sunroom boasts patio doors leading out to a spacious rear garden with a large patio area with pergola, perfect for outdoor entertaining. Upstairs, there are three well-proportioned bedrooms, with the master bedroom enjoying its own en-suite shower room. The family bathroom has an attractive white suite with a corner shower and a bath. This fine home was built and finished to a high specification by Sheriff Homes. One of the quality features it has is that it was constructed with concrete floors upstairs and downstairs. This gives a solid feel to the house with little or no sound travelling between upstairs and downstairs. There is underfloor heating upstairs and downstairs warmed by a gas fired boiler. The corner site also offers great outdoor space, and it gets the sun at the rear in the afternoon. Early viewing of this exceptional home is highly recommended to avoid disappointment.

Entrance Hall

10' 6" x 6' 6" (3.20m x 1.98m) Composite front door with leaded glass panels, wood effect tiled floor, attractive staircase with oak newel post and banister

W.c

7' 0" x 3' 0" (2.13m x 0.91m) Modern white suite comprising w.c., wash hand basin, vanity drawers, wood effect tiled floor

Lounge

12' 9" x 11' 4" (3.89m x 3.45m) Feature fireplace with multi-fuel stove, tiled rear and sides, 2 lights, slate hearth, reclaimed pine mantle, oak floor

Kitchen

18' 4" x 11' 4" (5.59m x 3.45m) Soft sage coloured 2 tone luxury shaker style kitchen with high & low level units, quartz work surfaces and splash backs, 1½ bowl undermounted sink, gas/electric range with 7 ring hob, extractor fan, Samsung American style fridge, freezer, dishwasher, open plan to dining area, wood effect tiled floor, open plan to sun room

Sun room

13' 4" x 10' 0" (4.06m x 3.05m) Vaulted ceiling, wood effect tiled floor, patio doors

Utility room

11' 4" x 5' 3" (3.45m x 1.60m) High & low level units, Quartz work top, undermounted sink, plumbed for washing machine, wood effect tiled floor

1st floor landing

Hotpress

Bedroom 1

13' 0" x 11' 4" (3.96m x 3.45m)

En-suite

8' 0" x 3' 3" (2.44m x 0.99m) Modern white suite comprising large walk-in shower, wash hand basin, w.c., partially tiled walls, tiled floor

Bedroom 2

13' 3" x 10' 3" (4.04m x 3.12m)

Bedroom 3

9' 5" x 7' 7" (2.87m x 2.31m)

Bathroom

8' 0" x 6' 5" (2.44m x 1.96m) Modern white suite comprising panelled bath with hand held shower, wash hand basin with vanity unit, w.c, corner shower cubicle, partially tiled walls, tiled floor

Outside

Lawn at front, tarmac parking area at side

Enclosed rear garden with large patio area, pergola

Lawn edged by shrub beds

