



Tastefully Presented Semi Detached House  
Fronting Onto The Loughgall Road  
Tarmac Parking Area At Rear  
Ideal Home For First Time Buyers



4 Ardmore Close, Portadown, Co Armagh BT62 4DX

- Entrance hall
- Lounge with pine fireplace
- Family room
- Oak Kitchen
- Utility room
- Three bedrooms
- Bathroom with bath and walk in shower
- Pvc double glazed windows
- Oil fired heating
- Front garden laid in lawn
- Parking at rear

PRICE GUIDE £150,000

*These details do not constitute any part of an offer or contract. None of the statements contained in this sales brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise as to their correctness. The vendor does not make or give, and neither Alastair Stevenson the Property Spot nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to this property. All dimensions are approximate and are taken at widest points*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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**Entrance Hall**

5' 2" x 5' 0" (1.57m x 1.52m) PVC front front, semi solid oak floor

**Lounge**

17' 8" x 10' 4" (5.38m x 3.15m) Pine fireplace with cast iron inset

**Family Room**

13' 9" x 8' 6" (4.19m x 2.59m)

**Kitchen**

10' 5" x 8' 9" (3.17m x 2.67m) Oak kitchen with high & low level units, stainless steel sink, plumbed for washing machine, partially tiled walls, semi solid oak floor

**Utility Room**

5' 0" x 4' 6" (1.52m x 1.37m) Plumbed for washing machine, semi solid oak floor, sky light

**1st Floor Landing**

Hot press

**Bathroom**

7' 5" x 7' 5" (2.26m x 2.26m) White suite comprising panelled bath with hand held shower, wash hand basin, w.c., walk-in shower, partially tiled walls, tiled floor

**Bedroom 1**

10' 6" x 9' 9" (3.20m x 2.97m) Built-in wardrobe

**Bedroom 2**

10' 5" x 7' 9" (3.17m x 2.36m)

**Bedroom 3**

9' 6" x 6' 4" (2.90m x 1.93m) Laminate floor

**Outside**

Fence at front, front garden laid in law  
Tarmac parking area at rear

